

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,282	116.8220	133.18	303,917	2001	2001	0	0	26.40	73.60		
1 SINGLE FAM 0% - 2022 Heated Area: 1917 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100		1,677	164,380
FGR	462	55		254	24,897
FOP	56	30		17	1,666
FOP	312	30		94	9,214
FUS	240	100		240	23,525

TOTALS	2,747			2,282	223,683
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1434 SW INDIAN GLN, LAKE CITY

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0280	POOL R/CON	0	0	12	31	408.00	UT	59.50	59.50	100	2001	2001	3	40	9,710	
2	0166	CONC,PAVMT	0	0	0	0	1,292.00	UT	1.28	1.28	100	2001	2001	3	100	1,647	

EXTRA FEATURES														TOTAL OB/XF	
														11,357	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

BUILDING NOTES													
BUILDING DIMENSIONS													
FOP= N8 W39 S8 E39\$ BAS= W39 S32 FOP= W2 S12 E6 N6 U4 L4 N2\$ S2 R4 D4 S13 E14 FGR= S10 E21 N22 W21 S12\$ N12 E21 N39\$ PTR= N30 FUS= N12 W20 S12 E20\$ S30\$.													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	223,683		
TOTAL MARKET OB/XF VALUE	11,357		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	257,540		
SOH/AGL Deduction	0		
ASSESSED VALUE	257,540		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	257,540		
TOTAL JUST VALUE	257,540		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	256,894		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1933	POOL	120	10/19/2000
1897	SFR	375	08/31/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/1032	1/11/2021	WD	Q	I	01	203,600
GRANTOR: LUKOCEVICH JAMES						
GRANTEE: PATEL RISHIR N						
1047/2782	5/31/2005	WD	Q	I		200,000
GRANTOR: WENDY PERRY						
GRANTEE: JAMES LUKOCEVICH						