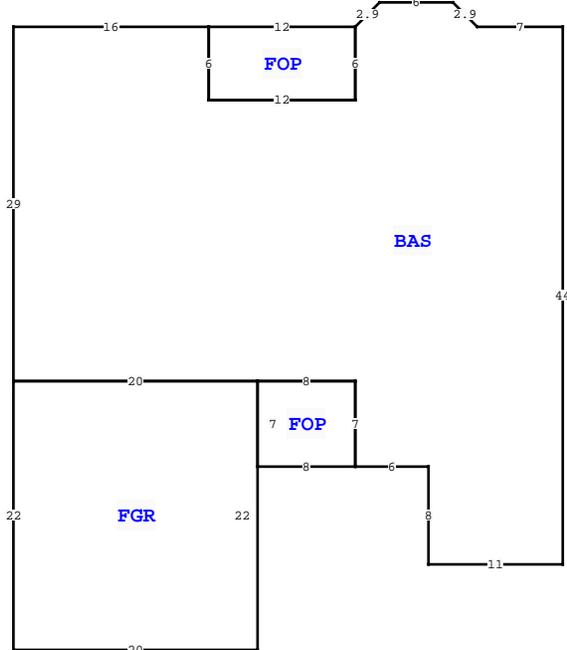


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,737	113.6800	129.60	225,115	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2007 Heated Area: 1456 HX Base Yr 2007													



MAP NUM	MKT AREA	06			
6417.1200	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	152,845
FGR	440	55		242	25,404
FOP	56	30		17	1,784
FOP	72	30		22	2,309
TOTALS	2,024			1,737	182,343

1350 SW INDIAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	100	0	648.00	UT	2.50	2.50	100	2006	2006	3	100	1,620	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	182,343			
TOTAL MARKET OB/XF VALUE	1,620			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	206,463			
SOH/AGL Deduction	74,706			
ASSESSED VALUE	131,757			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	80,346			
TOTAL JUST VALUE	206,463			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	205,467			

SALE:1:1: SALE IS FOR 16 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047387	Roof Replacement	13,800	06/05/2023
3470	SFR	501	01/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0085	7/19/2017	LE	U	I	11	100
GRANTOR: BRENDA N HOLBROOK (LE)						
GRANTEE: BILLY JOE UPCHURCH						
1083/0889	5/08/2006	WD	Q	I		170,000
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: BRENDA N HOLBROOK						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W7 L2 U2 W6 D2 L2 FOP= W12 S6 E12 N6\$ S6 W12 N6 W16 S29 FGR= S22 E20 N22 W20\$ E20 FOP= S7 E8 N7 W8\$ E8 S7 E6 S8 E11 N44\$.

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							