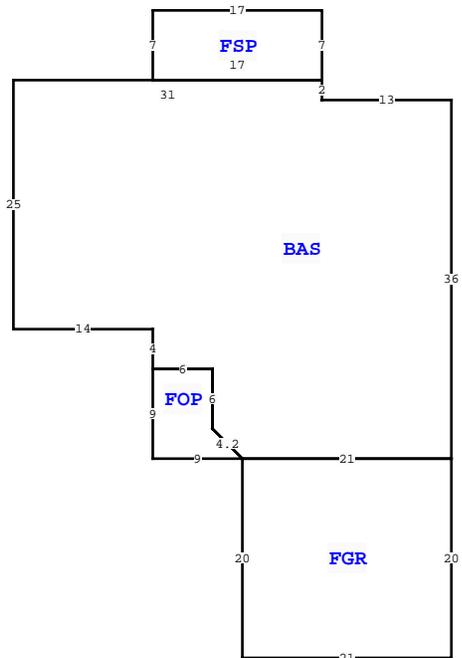


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2022		235,440	2019	2019	0	0	6.00	94.00

Heated Area: 1406 HX Base Yr 2022



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.1200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100		1,406	182,717
FGR	420	55		231	30,020
FOP	59	30		18	2,340
FSP	119	40		48	6,238
TOTALS	2,004			1,703	221,314

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	368.00	UT	2.00	2.00	100	2019	2019	3	100	736	
2	0296	SHED METAL	0	100	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	

1290 SW INDIAN GLN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		221,314	
TOTAL MARKET OB/XF VALUE		936	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		244,750	
SOH/AGL Deduction		26,212	
ASSESSED VALUE		218,538	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		167,127	
TOTAL JUST VALUE		244,750	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,188	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
876	SFR	0	10/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1495	3/15/2021	WD Q	Q	I	01	199,900
GRANTOR: PRAVDIK BONNIE S						
1387/2695	6/27/2019	WD Q	Q	I	01	169,900
GRANTOR: MODERA HOME BUILDERS						
GRANTEE: FRANK R & BONNIE S						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 N2 W31 S25 E14 S4 E6 S6 D3R3 E21 N36 \$	
FGR=[ORIG=-21,36] S20 E21 N20 W21 \$	
FSP=[ORIG=-13,-2] N7 W17 S7 E17 \$	
POP=[ORIG=-30,27] S9 E9 U3L3 N6 W6 \$	

LAND DESCRIPTION		TOTAL OB/XF														936								
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							