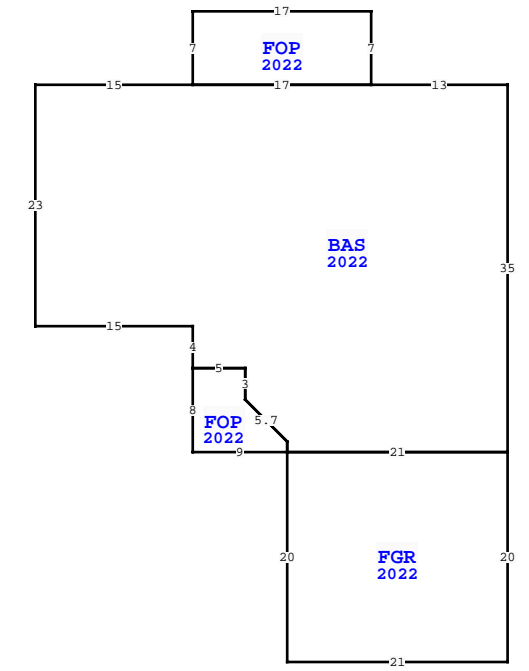


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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		
1	SINGLE FAM	100%	- 2022									Heated Area: 1343	HX Base Yr 2022



Quality	05	05			
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	1,343	100	2022	1,343	167,258
FGR	420	55	2022	231	28,769
FOP	52	30	2022	16	1,993
FOP	119	30	2022	36	4,483
TOTALS	1,934			1,626	202,503

1285 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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0			3.00	100	2022	2021	100	1,548	

TOTAL OB/XF 1,548

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			202,503
TOTAL MARKET OB/XF VALUE			1,548
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			226,551
SOH/AGL Deduction			28,692
ASSESSED VALUE			197,859
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			146,448
TOTAL JUST VALUE			226,551
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000227	NEWSFR		12/20/2020
20-227	SFR	1,120	06/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/2750	5/24/2021	WD Q	Q	I	01	205,000
GRANTOR: T BRADLEY MCRAE P.A.						
GRANTEE: SHEPPARD NIGERIA						
1322/2039	9/26/2016	QC U	V	V	11	15,000
GRANTOR: S & D PROPEREY INVEST						
GRANTEE: T BRADLEY MCRAE PA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022;ORIG=60,20] S23 E15 S4 E5 S3 D4R4 S1 E21 N35 W13 W17 W15 \$
FOP=[YR=2022;ORIG=75,47] S8 E9 N1 U4L4 N3 W5 \$
FOP=[YR=2022;ORIG=75,13] S7 E17 N7 W17 \$
FGR=[YR=2022;ORIG=84,55] S20 E21 N20 W21 \$