

COMM AT SW COR OF SE 1/4, E 212.
 POB, CONT E 420.16 FT, N 1023.39
 FT, S 1023.20 FT TO POB.

SCRUGGS ROBERT W/SCRUGGS BRENDA J
 424 INDIAN POND CT
 LAKE CITY, FL 32055

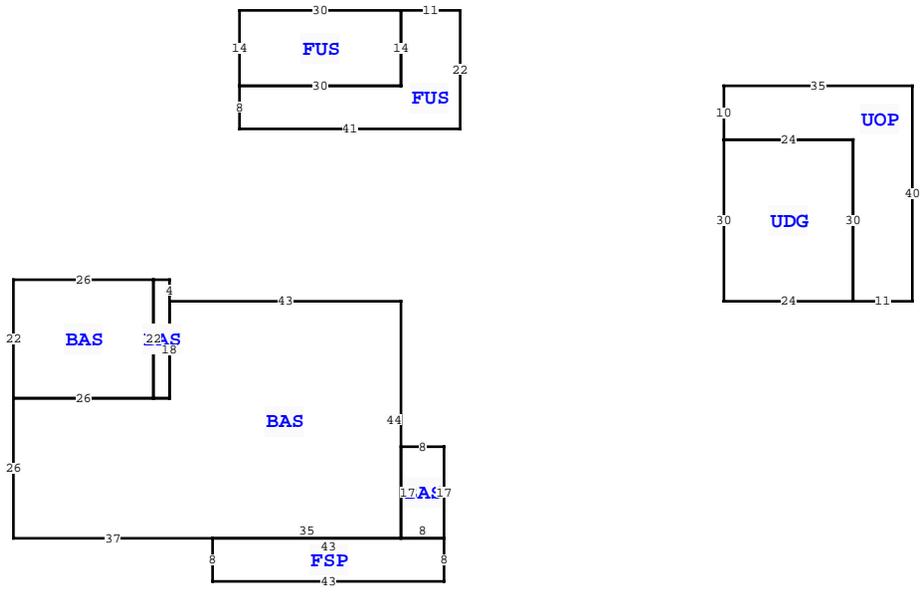
2026

12-3S-15-00166-002



| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|---------------|--------------|----------------------|
| Exterior Wall | 19 | | COMMON BRK | 90 | |
| Exterior Wall | 31 | | VINYL SID | 10 | |
| 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 | | | 5 | 100 | |
| Bathrooms | | | 4 | 100 | |
| Frame | 01 | | NONE | 100 | |
| Stories | 1.5 | | 1.5 | 100 | |
| Architectual | 05 | | CONV | 100 | |
| Units | | | 0 | 100 | |
| Condition Adj | 03 | | 03 | 100 | |
| Kitchen Adjus | 01 | | 01 | 100 | |
| Quality | 07 | | 07 | | |
| DOR CODE | 0100 | | SINGLE FAMILY | | |
| MAP NUM | | | MKT AREA | 01 | |
| NEIGHBORHOOD/LOC | 12315.00 | | 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 66 | 100 | | 66 | 6,247 |
| BAS | 136 | 100 | | 136 | 12,871 |
| BAS | 572 | 100 | | 572 | 54,134 |
| BAS | 2,646 | 100 | | 2,646 | 250,418 |
| FSP | 344 | 40 | | 138 | 13,060 |
| FUS | 420 | 100 | | 420 | 39,749 |
| FUS | 482 | 100 | | 482 | 45,616 |
| UDG | 720 | 55 | | 396 | 37,478 |
| UOP | 680 | 20 | | 136 | 12,871 |
| TOTALS | 6,066 | | | 4,992 | 472,443 |

| 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% | - 2020 | | | | | | | | |
| Heated Area: 4322 | | | | | | HX Base Yr 2020 | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 3 |
|---------------------------|-----------|-------------|---------|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 472,443 |
| TOTAL MARKET OB/XF VALUE | | | 44,990 |
| TOTAL LAND VALUE - MARKET | | | 75,450 |
| TOTAL MARKET VALUE | | | 592,883 |
| SOH/AGL Deduction | | | 204,342 |
| ASSESSED VALUE | | | 388,541 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 | |
| BASE TAXABLE VALUE | | | 332,130 |
| TOTAL JUST VALUE | | | 592,883 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 581,009 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000052804 | Roof Replacement | 39,860 | 04/02/2025 |
| 40606 | GENERATOR | 0 | 09/28/2020 |
| 20106 | POOL | 185 | 11/04/2002 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1481/372 | 12/14/2022 | LE | U | I | 14 | 100 |
| GRANTOR: SCRUGGS ROBERT W | | | | | | |
| GRANTEE: SCRUGGS ROBERT W (E | | | | | | |
| 1401/0892 | 12/12/2019 | WD | Q | I | 05 | 425,000 |
| GRANTOR: KAREN PRZYBYSZ GONZAL | | | | | | |
| GRANTEE: ROBERT W & BRENDA J | | | | | | |

| EXTRA FEATURES | | 424 NW INDIAN POND CT, 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 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 4,480 |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | | 1.00 | UT 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 |
| 3 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | | 626.00 | UT 70.00 | 70.00 | 100 | 2002 | 2002 | 3 | 40 | 17,528 |
| 4 | 0282 | POOL ENCL | 0 | 100 | 38 | 41 | | 1,558.00 | UT 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 40 | 9,348 |
| 5 | 0258 | PATIO | 0 | 100 | 12 | 28 | | 336.00 | UT 2.00 | 2.00 | 30 | 2002 | 2002 | 3 | 30 | 202 |
| 6 | 0081 | DECKING WI | 0 | 100 | 12 | 37 | | 444.00 | UT 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 100 | 3,108 |
| 7 | 0081 | DECKING WI | 0 | 100 | 8 | 28 | | 224.00 | UT 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 100 | 1,568 |
| 8 | 0060 | CARPORT F | 0 | 100 | 19 | 22 | | 418.00 | UT 5.00 | 5.00 | 100 | 2016 | 2016 | 3 | 100 | 2,090 |
| 9 | 0083 | DOCK-LAKE | 0 | 100 | 4 | 70 | | 280.00 | UT 11.50 | 11.50 | 50 | 2016 | 2016 | 3 | 30 | 966 |
| 10 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 300 |

| TOTAL OB/XF | | | | | | | | | | | | 40,790 | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH 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 | | A-1 | 0.00 | 0.00 | 5.20 | AC | | 1.00 | 1.00 | 1.50 | 9,500.00 | 14,250.00 | 74,100 | | | | | | | |
| 2 | 9630 | C | SWAMP | 100 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 270.00 | 270.00 | 1,350 | | | | | | | |

