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

2027

12-3S-15-00166-002

BUILDING CHARACTERISTICS

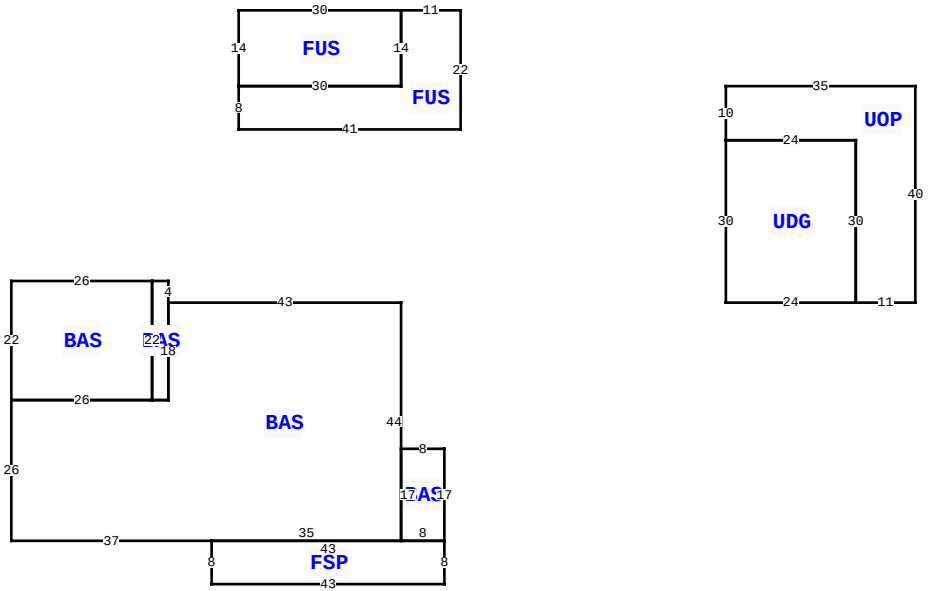
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	6,027
BAS	136	100		136	12,420
BAS	572	100		572	52,234
BAS	2,646	100		2,646	241,629
FSP	344	40		138	12,602
FUS	420	100		420	38,354
FUS	482	100		482	44,015
UDG	720	55		396	36,162
UOP	680	20		136	12,420
TOTALS	6,066			4,992	455,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,992	127.7199	140.49	701,326	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 4322 HX Base Yr 2020



424 NW INDIAN POND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	

LAND DESCRIPTION

TOTAL OB/XF 40,790

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	455,862
TOTAL MARKET OB/XF VALUE	44,990
TOTAL LAND VALUE - MARKET	75,450
TOTAL MARKET VALUE	576,302
SOH/AGL Deduction	176,105
ASSESSED VALUE	400,197
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	343,786
TOTAL JUST VALUE	576,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	584,609

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						

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[ORIG=0,0] W43 S18 W3 W26 S26 E37 E35 N44 $
UDG=[ORIG=60,0] E24 N30 W24 S30 $
UOP=[ORIG=84,0] E11 N40 W35 S10 E24 S30 $
BAS=[ORIG=-46,18] N22 W26 S22 E26 $
FUS=[ORIG=-30,-40] S8 E41 N22 W11 S14 W30 $
FUS=[ORIG=0,-40] N14 W30 S14 E30 $
FSP=[ORIG=-35,44] S8 E43 N8 W43 $
BAS=[ORIG=0,44] E8 N17 W8 S17 $
BAS=[ORIG=-43,0] N4 W3 S22 E3 N18 $
.
```

REVIEW DATE 05/13/2025 BY chuck Total Acres: 10.20 Total Land Value: 75,450 Market: 0 Agricultural: 0 Common: 75,450 PRINTED 11/16/2026 BY SYS

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

2027

12-3S-15-00166-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL MARKET VALUE		576,302
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TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		343,786
TOTAL JUST VALUE		576,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 4,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/13/2025 BY chuck Total Acres: 10.20 Total Land Value: 75,450 Market: 0 Agricultural: 0 Common: 75,450 PRINTED 11/16/2026 BY SYS