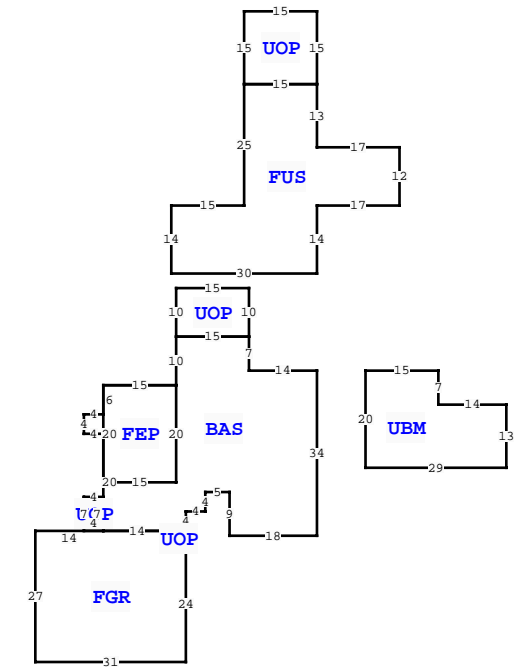


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	2. 2. 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,363	131.9772	147.81	497,085	1985	1995	0	0	30.00	70.00

1 SINGLE FAM 100% - 2020 Heated Area: 2489 HX Base Yr 2020



MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC	12315.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100		1,490	154,166
FEP	300	80		240	24,832
FGR	828	55		455	47,078
FUS	999	100		999	103,363
UBM	482	20		96	9,933
UOP	9	20		2	207
UOP	28	20		6	621
UOP	150	20		30	3,104
UOP	225	20		45	4,656
TOTALS	4,511			3,363	347,960

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		347,960	
TOTAL MARKET OB/XF VALUE		13,400	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		481,360	
SOH/AGL Deduction		147,134	
ASSESSED VALUE		334,226	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		282,815	
TOTAL JUST VALUE		481,360	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		466,630	

SALE:1:1: LOT 11 INCLUDED IN SALE ALSO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049076	Electrical Servic	0	01/25/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/620	6/10/2025	LE	U	I	14	0

GRANTOR: COE PATRICIA ANN (ENH)
GRANTEE: COE FAMILY TRUST DA
1375/0089 | 12/20/2018 | WD | Q | I | 01 | 332,500
GRANTOR: JAMES E & DOROTHY J F
GRANTEE: PATRICIA ANN & FRED

EXTRA FEATURES		600 NW INDIAN SPRINGS DR, 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	0180	FPLC 1STRY	0	100	0	0		2.00	UT 2,000.00	2,000.00	100	1985	1985	3	100	4,000	
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	1985	1985	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2016	2016	3	100	500	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2018	2018	3	100	1,000	
5	0169	FENCE/WOOD	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2023	2022		100	2,000	
6	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2025	2024		90	5,400	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W14 N7 W15 S10 W15 S6 W4 S4 E4 S20 E14 E3 N4 E4 N4 E5 S9 E18 N34 \$	
FUS=[ORIG=0,-20] W30 N14 E15 N25 E15 S13 E17 S12 W17 S14 \$	
FGR=[ORIG=-44,33] W14 S27 E31 N24 W3 N3 W14 \$	
UBM=[ORIG=10,0] S20 E29 N13 W14 N7 W15 \$	
FEP=[ORIG=-29,3] W15 S20 E15 N20 \$	
UOP=[ORIG=-15,-59] N15 E15 S15 W15 \$	
UOP=[ORIG=-14,-7] N10 W15 S10 E15 \$	
UOP=[ORIG=-44,33] W4 N7 E4 S7 \$	
UOP=[ORIG=-30,33] S3 E3 N3 W3 \$	

LAND DESCRIPTION		TOTAL OB/XF 13,400																						
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		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	120,000							