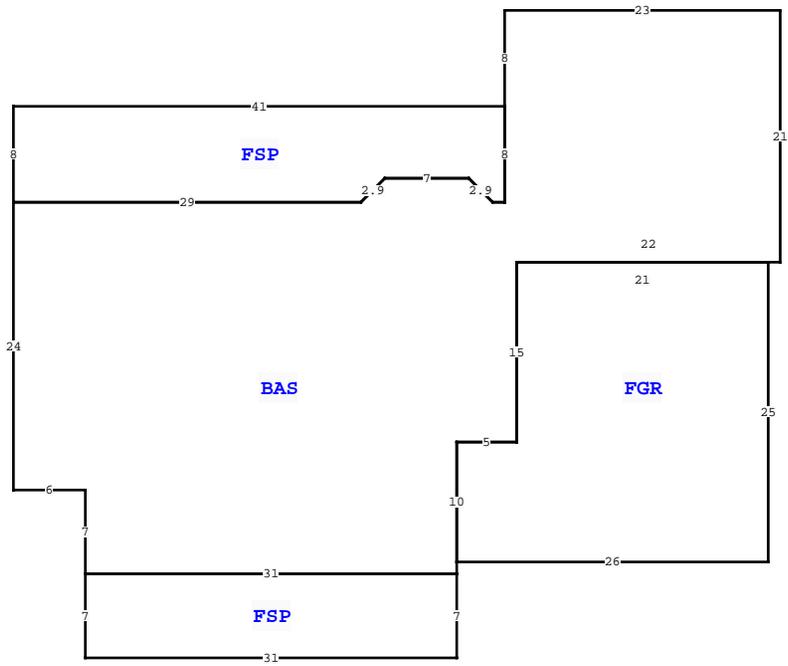


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architctual Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100

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% - 2025									
Heated Area: 1701						HX Base Yr 2025					



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM					
NEIGHBORHOOD/LOC	12315.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100		1,701	228,662
FGR	575	55		316	42,479
FSP	217	40		87	11,695
FSP	310	40		124	16,669
TOTALS	2,803			2,228	299,506

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	299,506		
TOTAL MARKET OB/XF VALUE	23,806		
TOTAL LAND VALUE - MARKET	67,500		
TOTAL MARKET VALUE	390,812		
SOH/AGL Deduction	252,096		
ASSESSED VALUE	138,716		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	87,305		
TOTAL JUST VALUE	390,812		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	389,471		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050453	Storage Building	18,000	07/29/2024
000050441	Right-of-Way Acce		07/25/2024
000043474	Electrical Servic	0	01/04/2022
000043029	Roof Replacement	20,010	10/25/2021
21360	SFR	507	12/18/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/698	1/10/2024	WD Q	Q	I	01	490,000
GRANTOR: WALL BRIAN M						
GRANTEE: SCHULMAN NEIL						
1480/447	11/23/2022	WD Q	Q	I	01	400,000
GRANTOR: BLOW RYDERWOOD LLC						
GRANTEE: WALL BRIAN M						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	12	24	UT	7.00	7.00	100	2004	2004	3	100	2,016	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2004	2004	3	100	2,290	
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	1,000	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2023	2004		100	1,200	
5	0030	BARN, MT	0	100	0	0	UT	16,500.00	16,500.00	100	2025	2024		100	16,500	
6	0296	SHED METAL	0	100	0	0	UT	800.00	800.00	100	2025	2024		100	800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/15/2023	MLU

BUILDING NOTES	
209 NW INDIAN SPRINGS DR, LAKE CITY	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.35	50,000.00	67,500.00	67,500							

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W23 S8 S8 W1 U2L2 W7 D2L2 W29 S24 E6 S7 E31 N1 N10 E5 N15 E22 N21 \$	
FGR=[ORIG=-27,46] E26 N25 W21 S15 W5 S10 \$	
FSP=[ORIG=-23,8] W41 S8 E29 U2R2 E7 D2R2 E1 N8 \$	
FSP=[ORIG=-58,47] S7 E31 N7 W31 \$	