

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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
0100	01	2,097	113.6355	129.54	271,645	1987	1987	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1656 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		176,569	
TOTAL MARKET OB/XF VALUE		4,067	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		240,636	
SOH/AGL Deduction		0	
ASSESSED VALUE		240,636	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,636	
TOTAL JUST VALUE		240,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,542	

Quality		07 07			
DOR CODE		0100 SINGLE FAMILY			
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	1,656	100		1,656	139,437
FGR	575	55		316	26,608
FST	115	55		63	5,305
UOP	308	20		62	5,220
TOTALS	2,654			2,097	176,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047876	Roof Replacement	15,600	08/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1434	3/13/2025	LE U		I	14	100

GRANTOR: KERR KELLY
GRANTEE: KERR KELLY (ENH LE)
1506/2558 1/23/2024 PB U I 18 0
GRANTOR: CLERK OF COURT (DEWS)
GRANTEE: KERR KELLY

EXTRA FEATURES		221 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	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	1987	1987	3	100	200	
3	0080	DECKING	0	0	12	20	1.00	UT	0.00	100	0	0	3	100	400	
4	0166	CONC, PAVMT	0	0	18	21	378.00	UT	1.50	100	1993	1993	3	100	567	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	100	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	800	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/22/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S12 W6 FST= N2 W23 S5 E23 N3\$ S3 FGR= W23 S25 E23 N25\$ S17 E10 UOP= S7 E44 N7 W44\$ E44 N32\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,067																						
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	0110	C	SFR RURAL	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							