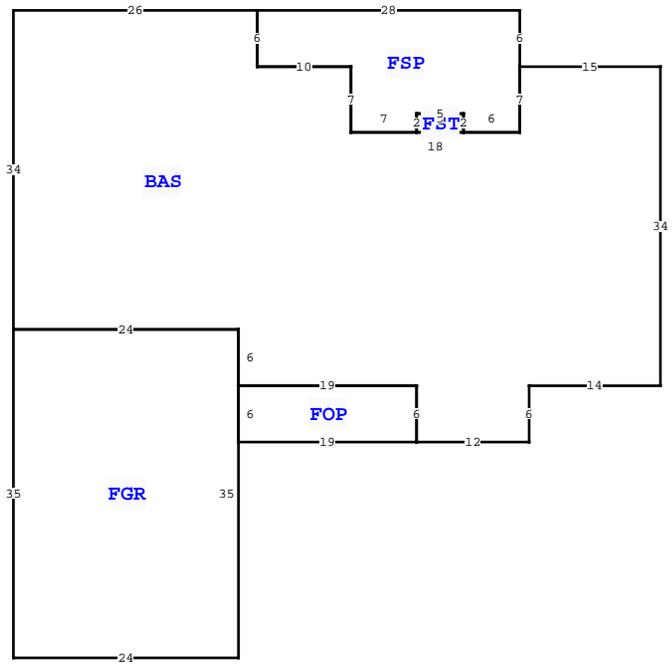


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	16	WD FR STUC	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12315.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,304	100	
FGR	840	55	
FOP	114	30	
FSP	284	40	
FST	10	55	
TOTALS	3,552		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,920	128.1500	143.53	419,108	1999	1999	0	0	0	27.30	72.70
1 SINGLE FAM 100% - 2000 Heated Area: 2304 HX Base Yr 2000												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		304,692	
TOTAL MARKET OB/XF VALUE		20,933	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		385,625	
SOH/AGL Deduction		123,274	
ASSESSED VALUE		262,351	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		210,940	
TOTAL JUST VALUE		385,625	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,025	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28329	GARAGE	195	01/20/2010
14954	SFR	360	01/19/1999
11966	SFR	330	12/17/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2531	6/11/2024	LE U		I	14	100
GRANTOR: MORGAN STEPHEN J (ENH)						
GRANTEE: MORGAN STEPHEN DOUG						
0854/2256	3/06/1998	WD Q		V		26,000
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: STEPHEN & DIANE MOR						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	LAND DATE	AG DATE
1	0294	SHED WOOD/	0	100	11	23	253.00	UT	4.00	4.00	100	1999	1999	3	100	1,012		04/22/2026	MLU
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200			
3	0166	CONC, PAVMT	0	100	0	0	1,254.00	UT	1.50	1.50	100	1999	1999	3	100	1,881			
4	0210	GARAGE U	0	100	26	40	1,040.00	UT	16.00	16.00	100	2010	2010	3	100	16,640			
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200			
TOTALS															3,552	2,920	304,692	290 NW INDIAN POND CT, LAKE CITY	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W15 FSP= N6 W28 S6 E10 S7 E7 FST= E5 N2 W5 S2\$ N2 E5 S2 E6 N7\$ S7 W18 N7 W10 N6 W26 S34 FGR= S35 E24 N35 W24\$ E24 S6 FOP= S6 E19 N6 W19\$ E19 S6 E12 N6 E14 N34\$.									

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							