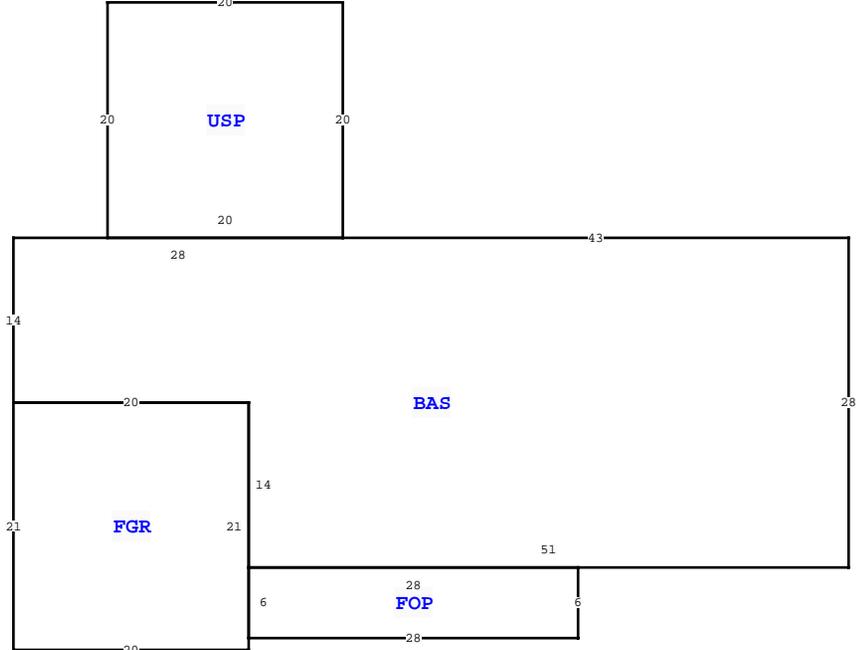


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,129	128.3931	143.80	306,150	1999	2010	0	0	15.00	85.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1708 HX Base Yr 2024													



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100		1,708	208,769
FGR	420	55		231	28,235
FOP	168	30		50	6,112
USP	400	35		140	17,112
TOTALS	2,696			2,129	260,228

352 NW INDIAN POND CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		260,228	
TOTAL MARKET OB/XF VALUE		21,580	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		341,808	
SOH/AGL Deduction		147,255	
ASSESSED VALUE		194,553	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		143,142	
TOTAL JUST VALUE		341,808	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,869	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045528	Storage Building	20,985	09/22/2022
000044833	Roof Replacement	12,779	06/29/2022
14931	SFR	190	01/13/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/314	8/09/2023	WD	Q	I	01	445,000
GRANTOR: KLINE RYAN						
GRANTEE: YOUNG GREGORY KEITH						
1460/1845	2/17/2022	PR	U	I	19	255,000
GRANTOR: BRANNON WILLIAM B JR.						
GRANTEE: KLINE RYAN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W43 USP= N20 W20 S20 E20\$ W28 S14 FGR= S21 E20 N21 W20\$ E20 S14 FOP= S6 E28 N6 W28\$ E51 N28\$.	

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	0166	CONC, PAVMT	0	100	20	20	UT	1.50	1.50	100	1999	1999	3	100	600	
2	0169	FENCE/WOOD	0	100	0	0	UT	4.00	4.00	70	1999	1999	3	70	4,480	
3	0030	BARN, MT	0	100	0	0	UT	16,500.00	16,500.00	100	2023	2022		100	16,500	

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							