LOT 3 BLOCK B OAKHAVEN S/D UNIT
858-2278, 887-631, 962-1444, QC

MCWHORTER WILLIE C/MCWHORTER TAMI
293 NW INDIAN POND CT
LAKE CITY, FL 32055

2027

12-3S-15-00167-210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100		1,496	150,797
FGR	800	55		440	44,352
FOP	128	30		38	3,830
TOTALS	2,424			1,974	198,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,974	122.1858	134.40	265,306	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1496 HX Base Yr 2022

293 NW INDIAN POND CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	198,980
TOTAL MARKET OB/XF VALUE	21,327
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	292,307
SOH/AGL Deduction	116,533
ASSESSED VALUE	175,774
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	119,363
TOTAL JUST VALUE	292,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049625	Roof Replacement	22,000	04/16/2024
000048903	Storage Building	13,627	12/21/2023
000043388	Storage Building	8,000	12/15/2021
21227	SFR	522	10/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1288	6/28/2021	WD	Q	I	01	280,000
GRANTOR: AMELIA G DUTY LIVING						
GRANTEE: MCWHORTER WILLIE C						
1012/0642	3/05/2004	QC	Q	V	06	100
GRANTOR: RAMON J & AMELIA G DU						
GRANTEE: AMELIA G DUTY LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1496$ FGR= 800$ FOP= 128$.

EXTRA FEATURES

LN	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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
2	0031	BARN,MT AE	0	100	0	0	600.00	UT	12.00	12.00	100	2023	2022		100	7,200	
3	0166	CONC,PAVMT	0	100	0	0	779.00	UT	3.50	3.50	100	2023	2022		100	2,727	
4	0294	SHED WOOD/	0	100	12	36	432.00	UT	25.00	25.00	100	2025	2024		100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 21,327

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.20	60,000.00	72,000.00	72,000							

REVIEW DATE 02/20/2024 BY JB Total Acres: 5.39 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 11/17/2026 BY SYS