

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floor	13 LAM/VNLPLK 100
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,330	123.1000	137.87	183,367	1960	2005	0	0	25.00	75.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1152 HX Base Yr													

848 NW INDIAN SHORE DR, LAKE CITY

DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	30317.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	119,120
FEP	136	80		109	11,271
FOP	52	30		16	1,655
FST	96	55		53	5,480
TOTALS	1,436			1,330	137,525

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2003	2003	3	100	800	

TOTAL OB/XF													
2,000													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		00	0.00	0.00	13,002.12	SF		1.00	1.00	1.00	1.25	1.25	16,253							

TOTAL OB/XF													
2,000													

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			137,525
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			16,253
TOTAL MARKET VALUE			155,778
SOH/AGL Deduction			0
ASSESSED VALUE			155,778
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,778
TOTAL JUST VALUE			155,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046399	Solar Power Syste	18,904	01/30/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2489	9/20/2022	WD Q	Q	I	01	175,000
GRANTOR: RATLIFF ROBIN						
GRANTEE: RIVERA NEISA SHARYL						
1381/2086	4/01/2019	WD Q	Q	I	01	58,000
GRANTOR: MICHAEL & HOLLY DEREN						
GRANTEE: ROBIN & CRYSTAL RAT						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W21 W17 S8 W12 S20 E12 N4 E38 N24 \$													
FEP=[ORIG=-21,0] N8 W17 S8 E17 \$													
FST=[ORIG=-38,0] W12 S8 E12 N8 \$													
POP=[ORIG=-38,28] E13 N4 W13 S4 \$													