LOT 12 BLOCK 1 HIGHLANDS S/D.

629-718, DC 749-3, 749-4,

WILSON ALPHONSO/CARTER MELONIE K
950 NW INDIAN SHORE DR
LAKE CITY, FL 32055

**2027**

**30-3S-17-05883-000**

## BUILDING CHARACTERISTICS

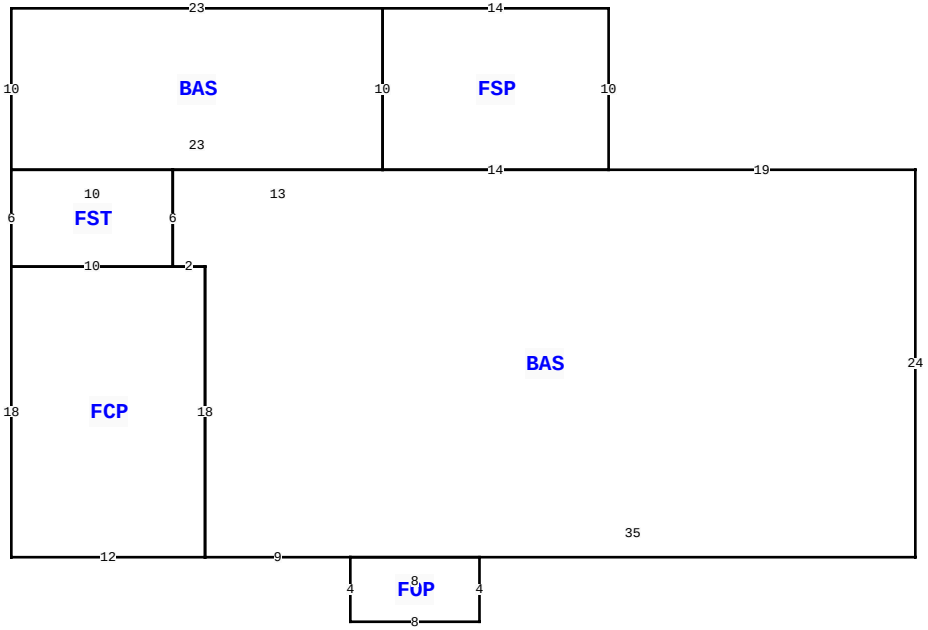
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 30317.020 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 230 | 100 | | 230 | 19,733 |
| BAS | 1,068 | 100 | | 1,068 | 91,627 |
| FCP | 216 | 25 | | 54 | 4,633 |
| FOP | 32 | 30 | | 10 | 858 |
| FSP | 140 | 40 | | 56 | 4,804 |
| FST | 60 | 55 | | 33 | 2,831 |
| TOTALS | 1,746 | | | 1,451 | 124,486 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,451 | 119.9880 | 131.99 | 191,517 | 1966 | 1966 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1298 HX Base Yr




950 NW INDIAN SHORE DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 124,486 |
| TOTAL MARKET OB/XF VALUE | 3,900 |
| TOTAL LAND VALUE - MARKET | 16,712 |
| TOTAL MARKET VALUE | 145,098 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 145,098 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 145,098 |
| TOTAL JUST VALUE | 145,098 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 147,362 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1384/2251 | 5/17/2019 | QC | U | I | 11 | 100 |
| GRANTOR: ALPHONSO WILSON | | | | | | |
| GRANTEE: ALPHONSO WILSON & M | | | | | | |
| 0749/0004 | 8/02/1991 | WD | Q | I | | 42,000 |
| GRANTOR: SAVAGE | | | | | | |
| GRANTEE: ALPHONSO WILSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 FSP= N10 W14 S10 E14$ W14 BAS= N10 W23 S10 E23$ W13
FST= W10 S6 E10 N6$ S6 FCP= W10 S18 E12 N18 W2$ E2 S18 E9
FOP= S4 E8 N4 W8$ E35 N24$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2003 | 2003 | 3 | 100 | 600 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 4 | 0060 | CARPORT F | 0 | 0 | 24 | 20 | 480.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 2,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,900

| 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 | 0 | | 00 | 0.00 | 0.00 | 13,369.80 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 16,712 | | | | | | | |

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.31 Total Land Value: 16,712 Market: 0 Agricultural: 0 Common: 16,712 PRINTED 11/16/2026 BY SYS