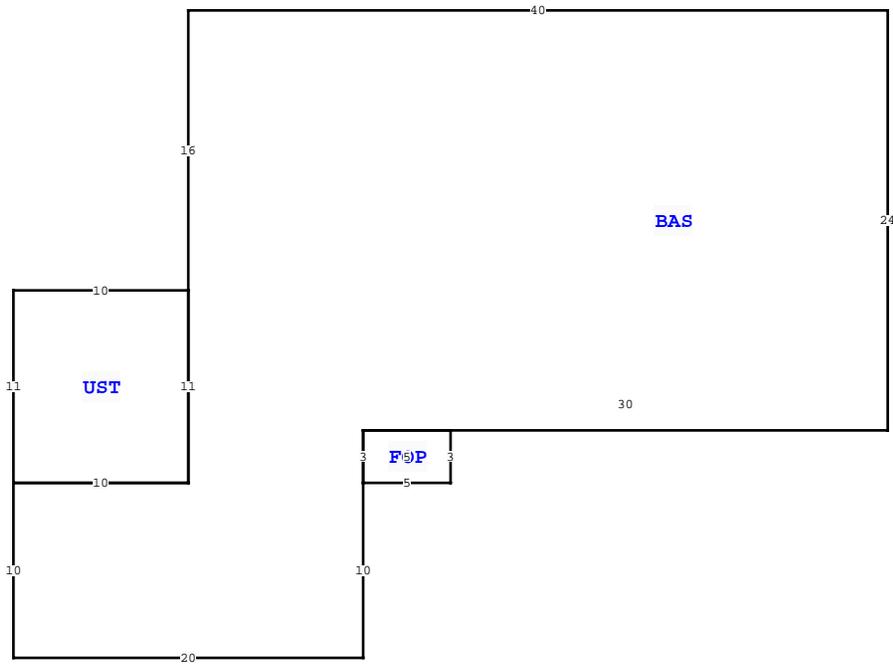


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	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	
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
BAS	1,190	100	
FOP	15	30	
UST	110	45	
TOTALS	1,315		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,244	114.4440	130.47	162,305	1960	1960	0	0	35.00	65.00
1 SINGLE FAM 100% - 2017 Heated Area: 1190 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			105,498
TOTAL MARKET OB/XF VALUE			450
TOTAL LAND VALUE - MARKET			9,501
TOTAL MARKET VALUE			115,449
SOH/AGL Deduction			50,670
ASSESSED VALUE			64,779
TOTAL EXEMPTION VALUE	HX HB DX	44,779	
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			115,449
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0570			03/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1327	3/30/2023	WD	U	I	11	100
GRANTOR: KHACHIGAN GLENN A						
GRANTEE: CLARIDY JOHN HENRY						
1328/0068	10/15/2016	CD	U	I	21	65,000
GRANTOR: GLENN A KHACHIGAN & M						
GRANTEE: JOHN HENRY CLARIDY						

EXTRA FEATURES		811 NW INDIAN SHORE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0258	PATIO	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/27/2022	MLU
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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 S16 UST= W10 S11 E10 N11\$ S11 W10 S10 E20 N10 FOP= E5 N3 W5 S3\$ N3 E30 N24\$.											

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		00	0.00	0.00	10,001.49	SF		1.00	1.00	1.00	0.95	0.95	9,501							