LOT 3 BLOCK 2 HIGHLANDS S/D.

360-241, 449-672, 1026-2653,

WEBB BRITTANI MARIE
836 NW INDIAN SHORE DR
LAKE CITY, FL 32055

2026

30-3S-17-05886-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

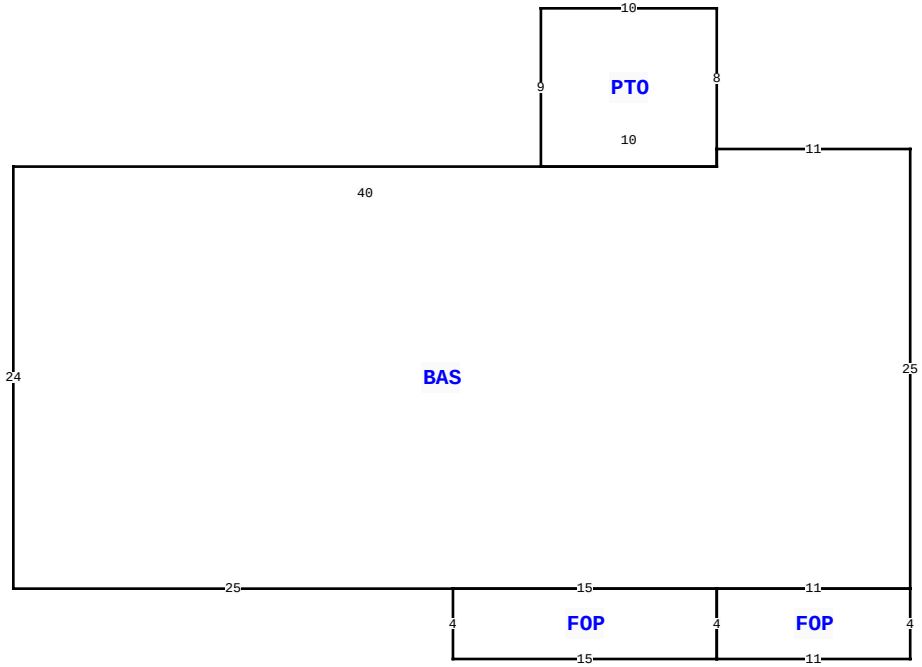
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	1,235	100		1,235	111,069
FOP	44	30		13	1,169
FOP	60	30		18	1,619
PTO	90	5		4	359
TOTALS	1,429			1,270	114,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,270	121.3680	138.36	175,717	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1235 HX Base Yr 2021



837 NW INDIAN SHORE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		114,216
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		10,172
TOTAL MARKET VALUE		126,488
SOH/AGL Deduction		33,799
ASSESSED VALUE		92,689
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,278
TOTAL JUST VALUE		126,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1406/0378	2/21/2020	WD	Q	I	01	110,000
GRANTOR: SHADY OAKS MOBILE HOM						
GRANTEE: BRITTANI MARIE WEBB						
1256/0542	6/10/2013	WD	Q	I	01	50,000
GRANTOR: LULA MAE TAVARES						
GRANTEE: SHADE OAKS MOBILE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N8 W10 S9 E10 N1$ S1 W40 S24 E25 FOP= S4 E15 N4 W15$ E15 FOP= S4 E11 N4 W11$ E11 N25 $.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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		00	0.00	0.00	10,707.43	SF		1.00	1.00	1.00	0.95	0.95	10,172							

REVIEW DATE 11/09/2015 BY DF Total Acres: 0.25 Total Land Value: 10,172 Market: 0 Agricultural: 0 Common: 10,172 PRINTED 05/08/2026 BY SYS