LOT 4 BLOCK 2 HIGHLANDS S/D.

501-701, 750-1091, 779-1560, 780

WILLIAMS SHELBY G
847 INDIAN SHORE DR
LAKE CITY, FL 32024

2027

30-3S-17-05887-000

BUILDING CHARACTERISTICS

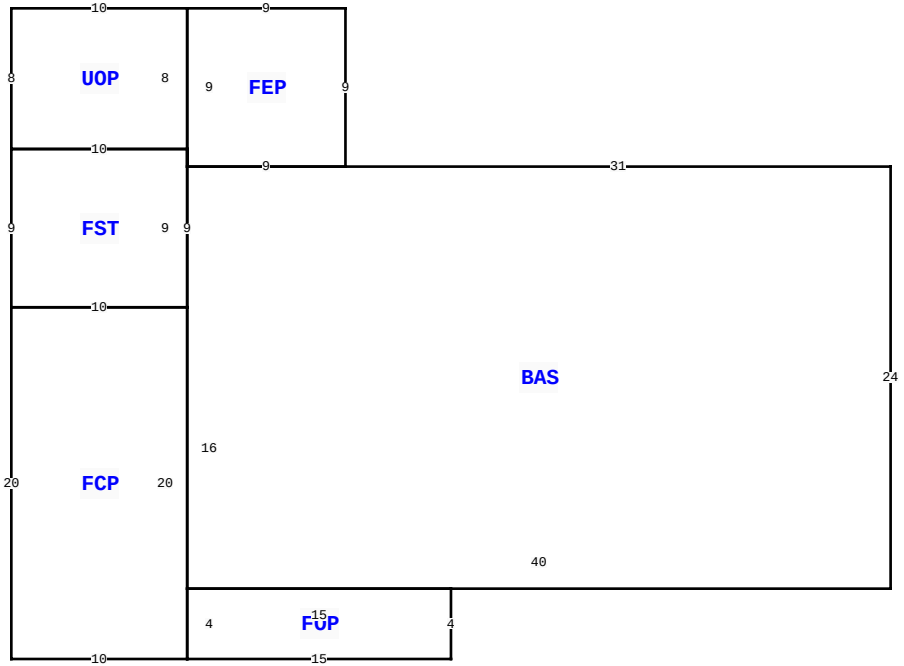
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	960	100		960	107,320
FCP	200	25		50	5,590
FEP	81	80		65	7,266
FOP	60	30		18	2,013
FST	90	55		50	5,590
UOP	80	20		16	1,788
TOTALS	1,471			1,159	129,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,159	125.0800	137.59	159,467	1960	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2024 Heated Area: 960 HX Base Yr



847 NW INDIAN SHORE DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	129,567
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	20,236
TOTAL MARKET VALUE	152,703
SOH/AGL Deduction	0
ASSESSED VALUE	152,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,703
TOTAL JUST VALUE	152,703
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1449	ADDN SFR	50	10/12/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/145	7/31/2023	WD	Q	I	01	190,000
GRANTOR: GRAHAM BLAKE W						
GRANTEE: WILLIAMS SHELBY G						
1148/0365	4/15/2008	WD	Q	I		97,000
GRANTOR: PHILLIP JOSSI						
GRANTEE: BLAKE W GRAHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FEP= N9 W9 S9 E9$ W9 N1 UOP= N8 W10 S8 E10$ FST= W10 S9 E10 N9$ S9 FCP= W10 S20 E10 N20$ S16 FOP= S4 E15 N4 W15$ E40 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	0	0	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	12	20	240.00	UT	10.00	10.00	100	2009	2009	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	16,189.12	SF		1.00	1.00	1.00	1.25	1.25	20,236							

REVIEW DATE 10/03/2023 BY ME Total Acres: 0.37 Total Land Value: 20,236 Market: 0 Agricultural: 0 Common: 20,236 PRINTED 11/16/2026 BY SYS