LOT 5 BLOCK 2 HIGHLANDS S/D.

ORB 909-2544, 957-117, 968-2138,

MACFARLANE THOMAS J/MACFARLANE REBECCA J
853 NW INDIAN SHORE DR
LAKE CITY, FL 32055

**2027**

**30-3S-17-05888-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 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

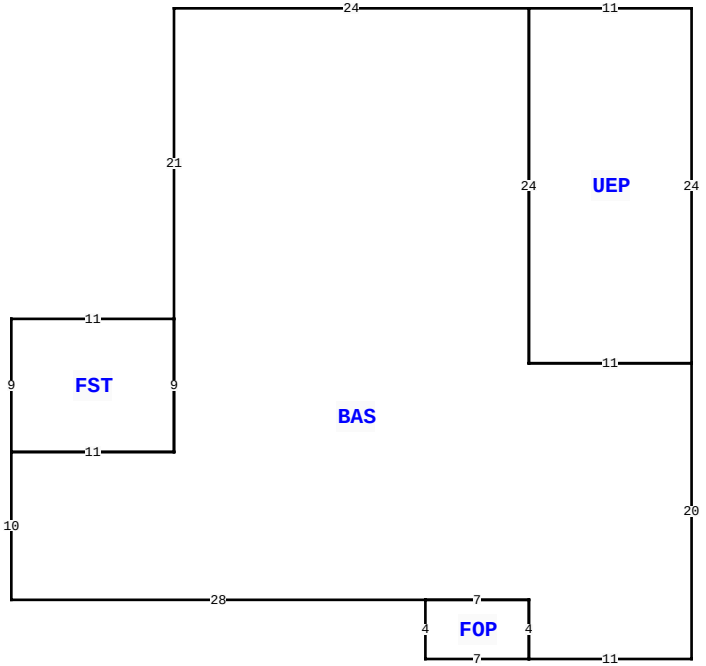
NEIGHBORHOOD/LOC 30317.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,290 | 100 | | 1,290 | 114,967 |
| FOP | 28 | 30 | | 8 | 713 |
| FST | 99 | 55 | | 54 | 4,813 |
| UEP | 264 | 60 | | 158 | 14,081 |
| TOTALS | 1,681 | | | 1,510 | 134,573 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,510 | 124.6440 | 137.11 | 207,036 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 1290 HX Base Yr 2008




853 NW INDIAN SHORE DR, LAKE CITY

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

## 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 | 1,000 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 10,000 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 4 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 134,573 |
| TOTAL MARKET OB/XF VALUE | | 11,400 |
| TOTAL LAND VALUE - MARKET | | 18,336 |
| TOTAL MARKET VALUE | | 164,309 |
| SOH/AGL Deduction | | 65,937 |
| ASSESSED VALUE | | 98,372 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 46,961 |
| TOTAL JUST VALUE | | 164,309 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 166,753 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3592 | MAINT/ALTR | 50 | 02/10/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1109/1432 | 1/31/2007 | WD | Q | I | | 124,000 |
| GRANTOR: DAN MAGSTADT | | | | | | |
| GRANTEE: THOMAS & REBECCA MA | | | | | | |
| 1065/2137 | 10/20/2005 | WD | U | I | | 43,500 |
| GRANTOR: DUANE A GROCHOWSKI | | | | | | |
| GRANTEE: DAN MAGSTADT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S21 FST= W11 S9 E11N9$ S9 W11 S10 E28 FOP= S4 E7N4 W7$ E7 S4 E11 N20 UEP= N24 W11 S24 E11$ W11 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 11,400

| 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 | 14,669.17 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 18,336 | | | | | | | |

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.34 Total Land Value: 18,336 Market: 0 Agricultural: 0 Common: 18,336 PRINTED 11/17/2026 BY SYS