LOT 6 BLOCK 2 HIGHLANDS S/D.
330-510, DC 1359-660, WD 1391-54

TRUST NO 859 NW INDIAN SHORE DRIVE DATED JUNE 30,
301 W BAY ST
JACKSONVILLE, FL 32202

2026

30-3S-17-05889-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

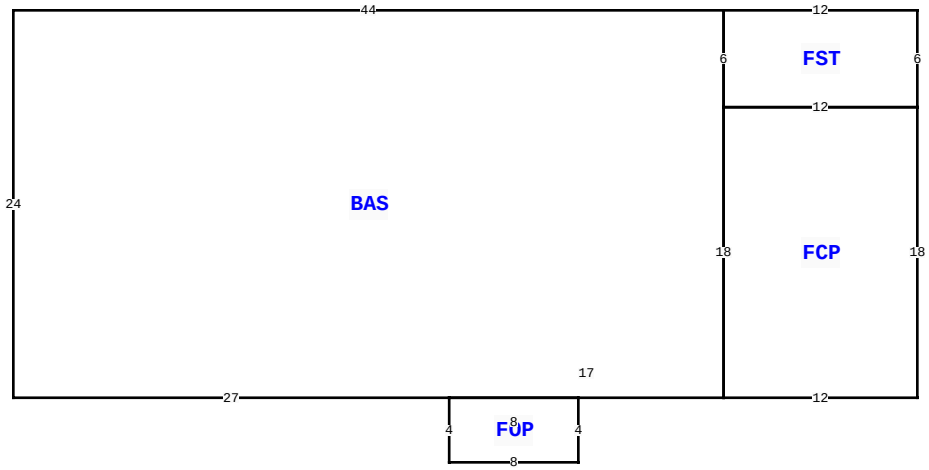
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	03	03
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	1,056	100		1,056	79,375
FCP	216	25		54	4,059
FOP	32	30		10	751
FST	72	55		40	3,007
TOTALS	1,376			1,160	87,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,160	101.4390	115.64	134,142	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1056 HX Base Yr



859 NW INDIAN SHORE DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	87,192
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	12,960
TOTAL MARKET VALUE	100,452
SOH/AGL Deduction	0
ASSESSED VALUE	100,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,452
TOTAL JUST VALUE	100,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/1810	6/30/2021	WD	U	I	11	100
GRANTOR: ORTIZ DENISE ELIZABET						
GRANTEE: TRUST NO 859 NW IND						
1391/0546	8/13/2019	WD	Q	I	01	54,000
GRANTOR: WILLIS J BUTLER JR						
GRANTEE: DENISE E ORTIZ & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E27 FOP= S4 E8 N4 W8$ E17 FCP= E12 N18 W12 S18$ N18 FST= E12 N6 W12 S6$ N6$.

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	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	11,520.10	SF		1.00	1.00	0.90	1.25	1.13	12,960							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.26 Total Land Value: 12,960 Market: 0 Agricultural: 0 Common: 12,960 PRINTED 05/12/2026 BY SYS