LOT 8 BLOCK 2 HIGHLANDS S/D.

324-230, PB 947-1457, 950-838, 9

ANDERSON REBECCA L
889 NW INDIAN SHORE DR
LAKE CITY, FL 32055

**2027**

**30-3S-17-05891-000**

## BUILDING CHARACTERISTICS

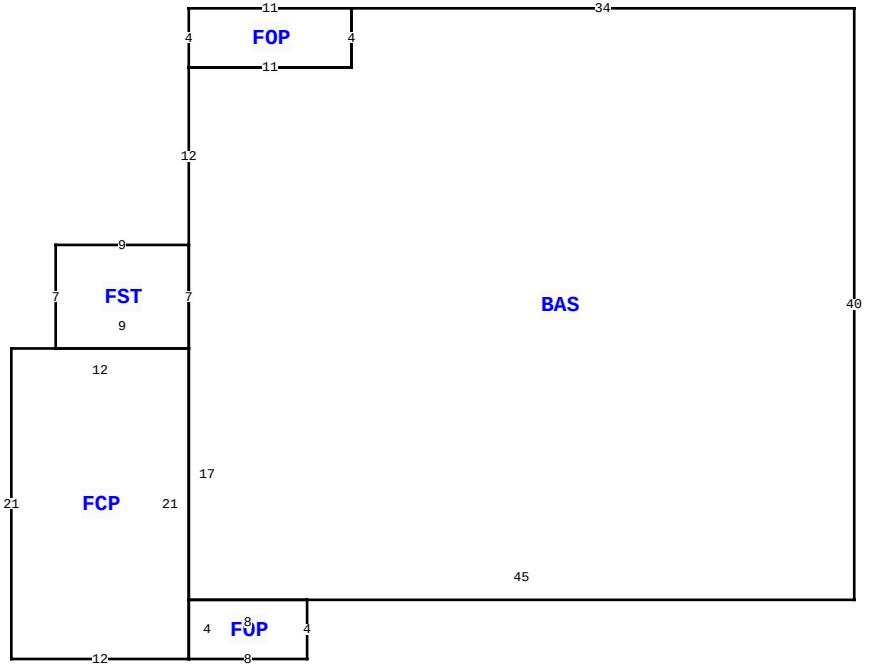
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 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 | 1,756 | 100 | | 1,756 | 130,314 |
| FCP | 252 | 25 | | 63 | 4,675 |
| FOP | 32 | 30 | | 10 | 742 |
| FOP | 44 | 30 | | 13 | 965 |
| FST | 63 | 55 | | 35 | 2,597 |
| TOTALS | 2,147 | | | 1,877 | 139,293 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,877 | 103.7900 | 114.17 | 214,297 | 1965 | 1965 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1756 HX Base Yr




889 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 50 | 2004 | 2004 | 3 | 50 | 400 | |
| 5 | 0258 | PATIO | 0 | 0 | 10 | 20 | 200.00 | UT | 2.00 | 2.00 | 50 | 2011 | 2011 | 3 | 50 | 200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 139,293 |
| TOTAL MARKET OB/XF VALUE | 2,500 |
| TOTAL LAND VALUE - MARKET | 15,013 |
| TOTAL MARKET VALUE | 156,806 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 156,806 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 156,806 |
| TOTAL JUST VALUE | 156,806 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 159,331 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1489/50 | 4/25/2023 | PB | U | I | 18 | 0 |
| GRANTOR: ANDERSON SCOTT | | | | | | |
| GRANTEE: ANDERSON REBECCA L | | | | | | |
| 1020/0623 | 7/02/2004 | WD | Q | I | | 79,900 |
| GRANTOR: LOUISE PAYTON | | | | | | |
| GRANTEE: SCOTT ANDERSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W34 FOP= W11 S4 E11 N4$S4 W11S12 FST= W9 S7 E9 N7$ S7
FCP= W12 S21 E12 N21 $ S17 FOP= S4 E8 N4 W8$ E45 N40$.

## LAND DESCRIPTION

TOTAL OB/XF 2,500

| 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 | 10,008.46 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 15,013 | | | | | | | |

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.23 Total Land Value: 15,013 Market: 0 Agricultural: 0 Common: 15,013 PRINTED 11/17/2026 BY SYS