LOT 9 BLOCK 2 HIGHLANDS S/D.

440-134, 623-686, 717-213, DC 14

KROONER KATHLEEN
903 NW INDIAN SHORE DR
LAKE CITY, FL 32055

**2027**

**30-3S-17-05892-000**

## BUILDING CHARACTERISTICS

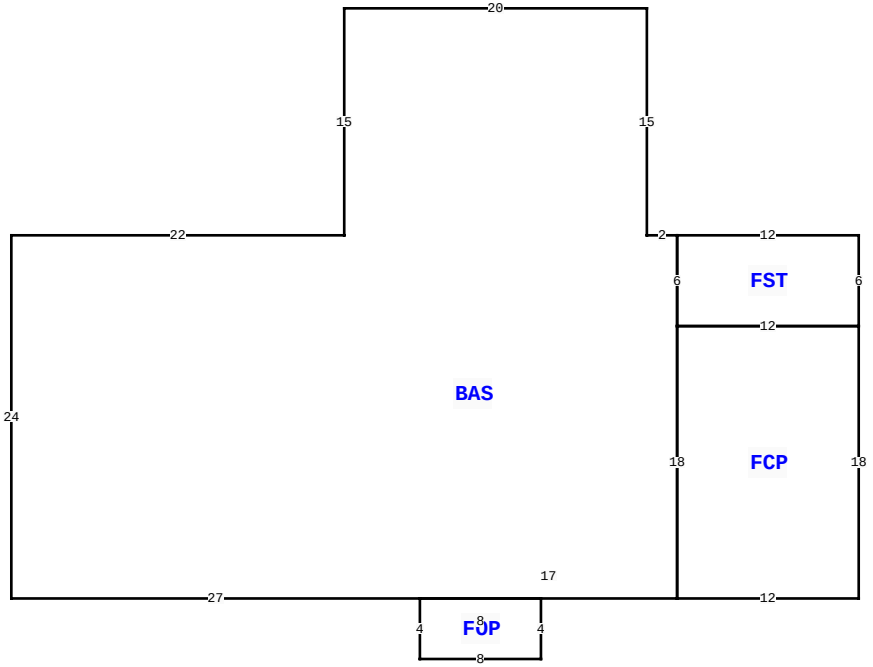
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 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 | 1,356 | 100 | | 1,356 | 107,134 |
| FCP | 216 | 25 | | 54 | 4,267 |
| FOP | 32 | 30 | | 10 | 790 |
| FST | 72 | 55 | | 40 | 3,160 |
| TOTALS | 1,676 | | | 1,460 | 115,351 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,460 | 110.5000 | 121.55 | 177,463 | 1963 | 1963 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1995 Heated Area: 1356 HX Base Yr 1995




903 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 | 400 | |
| 2 | 0010 | BARN,BLK | 0 | 0 | 10 | 15 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 4 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 5 | 0252 | LEAN-TO W/ | 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 | | 115,351 |
| TOTAL MARKET OB/XF VALUE | | 2,400 |
| TOTAL LAND VALUE - MARKET | | 15,006 |
| TOTAL MARKET VALUE | | 132,757 |
| SOH/AGL Deduction | | 67,759 |
| ASSESSED VALUE | | 64,998 |
| TOTAL EXEMPTION VALUE | HX HB WX | 44,398 |
| BASE TAXABLE VALUE | | 20,600 |
| TOTAL JUST VALUE | | 132,757 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 134,854 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045285 | Remodel | 8,735 | 08/25/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1493/91 | 6/01/2023 | LE | U | I | 14 | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0717/0213 | 4/25/1990 | WD | Q | I | | 43,500 |
| GRANTOR: FARALLI | | | | | | |
| GRANTEE: RUSS-KROONER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 S15 W22 S24 E27 FOP= S4E8 N4 W8$ E17 FCP= E12 N18 W12 S18$ N18 FST= E12N6 W12 S6$ N6 W2 N15$.

## LAND DESCRIPTION

TOTAL OB/XF 2,400

| 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 | 10,004.20 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 15,006 | | | | | | | |

REVIEW DATE 09/21/2022 BY HC Total Acres: 0.23 Total Land Value: 15,006 Market: 0 Agricultural: 0 Common: 15,006 PRINTED 11/17/2026 BY SYS