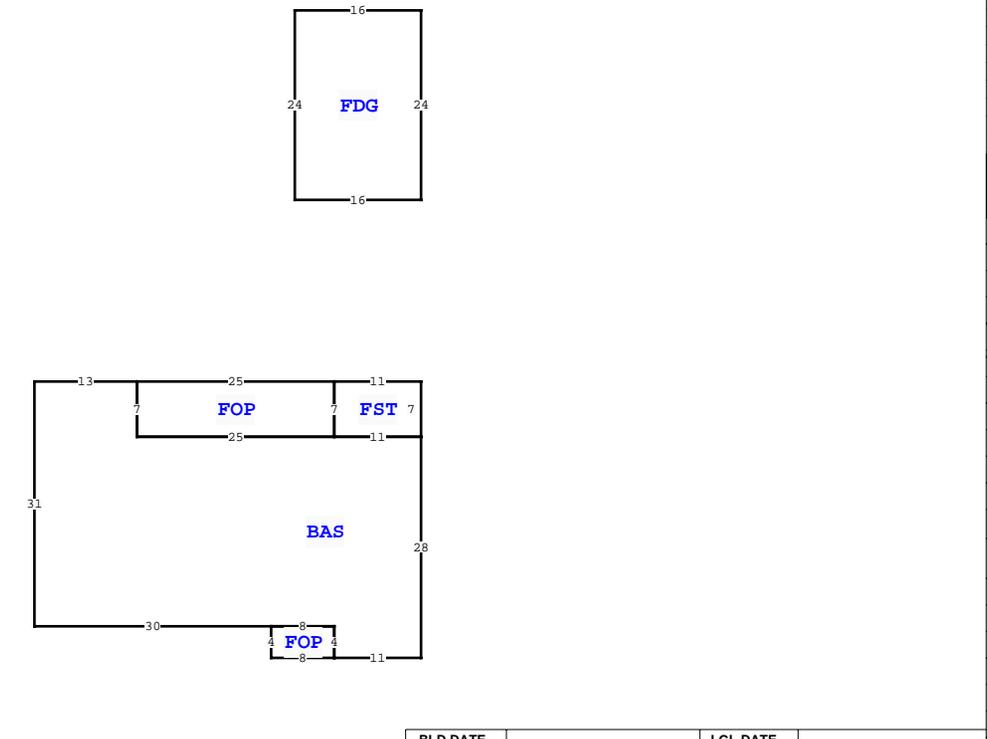


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,645	114.0480	130.01	213,866	1963	1963	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2005 Heated Area: 1311 HX Base Yr 2005													



Quality					
DOR CODE	05 05				
MAP NUM	0100 SINGLE FAMILY				
NEIGHBORHOOD/LOC	30317.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,311	100		1,311	110,788
FDG	384	60		230	19,436
FOP	32	30		10	845
FOP	175	30		52	4,395
FST	77	55		42	3,549
TOTALS	1,979			1,645	139,013

919 NW INDIAN SHORE DR, LAKE CITY  
BLD DATE: 05/12/2026 MLU  
XF DATE: AG DATE: INC DATE:

EXTRA FEATURES																
L N	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	12	44	UT	1.40	1.40	100	0	0	3	100	739	
2	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	800	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	139,013		
TOTAL MARKET OB/XF VALUE	1,539		
TOTAL LAND VALUE - MARKET	15,000		
TOTAL MARKET VALUE	155,552		
SOH/AGL Deduction	71,383		
ASSESSED VALUE	84,169		
TOTAL EXEMPTION VALUE	HX HB WX SX 84,169		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	155,552		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	147,614		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045104	Roof Replacement	8,200	08/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1025/0802	9/02/2004	WD Q	Q	I	06	100
GRANTOR: DORIS MORTON (RESERV)						
GRANTEE: KENNETH KEVIN MORTO						
1024/2307	8/26/2004	WD Q	Q	I		81,000
GRANTOR: MARIE FRENCH						
GRANTEE: DORIS MORTON						

BUILDING NOTES

BUILDING DIMENSIONS
FST= N7 W11 S7 E11\$ BAS= W11 FOP= N7 W25 S7 E25\$ W25 N7 W13 S31E30FOP= S4E8N4W8\$E8S4 E11 N28\$ PTR=N30 FDG= N24 W16 S24 E16\$ S30\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10,000.00	SF		1.00	1.00	1.00	1.50	1.50	15,000							