LOT 10 BLOCK 2 HIGHLANDS S/D.

751-1899, 779-938, WD 1024-2307,

MASON ERIC
919 NW INDIAN SHORE DR
LAKE CITY, FL 32055

2027

30-3S-17-05893-000

BUILDING CHARACTERISTICS

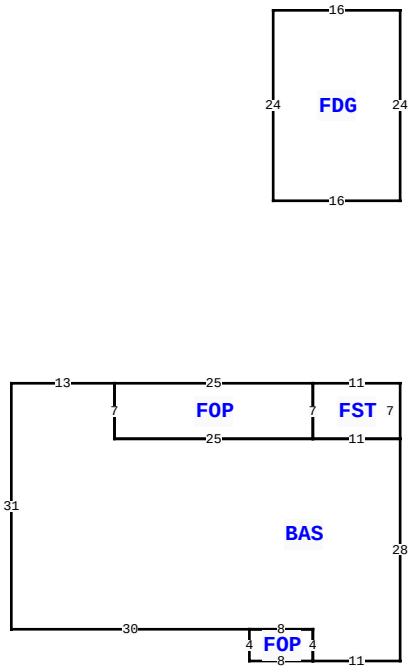
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,311	100		1,311	106,902
FDG	384	60		230	18,755
FOP	32	30		10	816
FOP	175	30		52	4,240
FST	77	55		42	3,425
TOTALS	1,979			1,645	134,137

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	125.45	206,365	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1311 HX Base Yr 2005



919 NW INDIAN SHORE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		134,137
TOTAL MARKET OB/XF VALUE		1,539
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		150,676
SOH/AGL Deduction		63,982
ASSESSED VALUE		86,694
TOTAL EXEMPTION VALUE	HX HB WX SX	86,694
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		150,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,114

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
1576/2597	8/31/2026	WD	Q	I	01	188,000
GRANTOR: MORTON KENNETH KEVIN						
GRANTEE: MASON ERIC						
1025/0802	9/02/2004	WD	Q	I	06	100
GRANTOR: DORIS MORTON (RESERV						
GRANTEE: KENNETH KEVIN MORTO						

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$.

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	12	44	528.00	UT	1.40	1.40	100	0	0	3	100	739	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,539

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	10,000.00	SF		1.00	1.00	1.00	1.50	1.50	15,000							

REVIEW DATE 11/18/2022 BY JS Total Acres: 0.23 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2026 BY SYS