

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY PAGE 1 of 1												
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	32	HARDIE BRD 100		0100	01	3,632	133.7548	140.44	510,078	2002	2002	0	0	0.21.00	79.00	STANDARD										
Roof Structur	08	IRREGULAR 100														Tax Group: 3 Tax Dist:										
Roof Cover	14	PREFIN MT 100														BUILDING MARKET VALUE 402,962										
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 6,191										
Interior Floo	14	CARPET 90														TOTAL LAND VALUE - MARKET 52,500										
Interior Floo	15	HARDTILE 10														TOTAL MARKET VALUE 461,653										
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 245,108										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 216,545										
Bedrooms		4 100														TOTAL EXEMPTION VALUE HX HB 50,000										
Bathrooms		3 100														BASE TAXABLE VALUE 166,545										
Frame		02 WOOD FRAME 100														TOTAL JUST VALUE 461,653										
Stories	1.5	1.5 100														NCON VALUE 0										
Architectual Units	05	CONV 100														INCOME VALUE										
Condition Adj	03	03 100														PREVIOUS YEAR MKT VALUE 461,653										
Kitchen Adjus	01	01 100																								
Quality	07	07																								
DOR CODE	0100	SINGLE FAMILY																								
MAP NUM		MKT AREA				01																				
NEIGHBORHOOD/LOC	12315.010	1.00/																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,096	100	2,096	232,546																						
FCP	390	25	98	10,873																						
FDG	1,040	60	624	69,232																						
FGR	418	55	230	25,518																						
FOP	120	30	36	3,994																						
FOP	248	30	74	8,210																						
SFB	592	80	474	52,590																						
TOTALS	4,904		3,632	402,962																						
EXTRA FEATURES 527 NW INDIAN SPRINGS DR, LAKE CITY																SALES DATA										
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	PERMIT NUM DESCRIPTION AMT ISSUED									
1 0166	CONC, PAVMT			0 100	0	0	645.00	UT 2.00		2.00	100	2002	2002	3	100	1,290	38644 MAINT/ALTR 90 09/23/2019									
2 0190	FPLC PF			0 100	0	0	1.00	UT 1,200.00		1,200.00	100	2002	2002	3	100	1,200	26644 GARAGE 340 01/18/2008									
3 0166	CONC, PAVMT			0 100	21	27	567.00	UT 3.00		3.00	100	2008	2008	3	100	1,701	19746 SFR 460 07/16/2002									
4 0070	CARPORT UF			0 100	0	0	1.00	UT 2,000.00		2,000.00	100	2023	2022	100		2,000	BLDG DATE XF DATE LGL DATE LAND DATE AG DATE 05/15/2023 MLU									
LAND DESCRIPTION																BUILDING NOTES										
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	50,000.00	52,500.00	52,500								
REVIEW DATE 01/25/2023 BY KS Total Acres: 4.49 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500																BUILDING DIMENSIONS										
																BAS=[ORIG=0,0] W15 S8 W15 N8 W10 S2 W14 S36 E1 D2R2 E5 U2R2 E4 S6 E12 N3 E6 S1 E22 N42 S FDG=[ORIG=-30,-30] N40 W26 S40 E26 \$ SFB=[ORIG=40,0] E12 N9 E5 N8 W5 N16 E1 N2 E4 N10 W15 S8 E2 S10 W4 S10 W2 S8 E2 S9 \$ FGR=[ORIG=-22,42] S19 E22 N19 W22 S FCP=[ORIG=0,-70] N15 W26 S15 E26 \$ POP=[ORIG=-54,38] S11 E32 N8 W6 S3 W12 N6 W4 D2L2 W5 U2L2 W1 \$ FOP=[ORIG=-15,0] W15 S8 E15 N8 \$.										