

LOTS 8, 9, & 10 BLOCK A OAKHAVEN
825-2555, 827-1775, 884-1560, DC

KISELICK DAVID
406 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2026

12-3S-15-00167-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	558	100		558	56,859
BAS	2,388	100		2,388	243,334
FDU	572	60		343	34,952
FEP	168	80		134	13,655
FGR	367	55		202	20,584
FGR	850	55		468	47,689
FOP	156	30		47	4,789
FOP	407	30		122	12,432
TOTALS	5,466			4,262	434,293

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	3,695.00	UT	1.50
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	3.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,262	125.7993	140.90	600,516	1998	1998		0	0	27.68	72.32	
1 SINGLE FAM				100% - 1999	Heated Area: 2946				HX Base Yr 1999				

406 NW INDIAN SPRINGS DR, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	05/15/2023
				INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		434,293	
TOTAL MARKET OB/XF VALUE		10,043	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		564,336	
SOH/AGL Deduction		188,110	
ASSESSED VALUE		376,226	
TOTAL EXEMPTION VALUE		HX HB WR 55,722	
BASE TAXABLE VALUE		320,504	
TOTAL JUST VALUE		564,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		570,521	

XFOB:2:1: ITEM-2 ON XFOB CONCRETE BLK WALL
PRMT:2:1: HOBBY BUILDING & UTILITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13628	GARAGE	100	02/12/1998
12659	SFR	415	06/13/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1508/2405	2/07/2024	LE U	I	I	14	100	
GRANTOR: KISELICK DAVID (ENH L)							
GRANTEE: KISELICK DAVID PAUL							
0827/1775	9/06/1996	WD U	V	V	34	35,000	
GRANTOR: ROBERTS LAND & TIMBER							
GRANTEE: KISELICK DAVID & ET							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,8] W27 S13 W3 S13 E7 S11 E8 S21 E17 S4 E8 S8 E15 N4 N18 W13 N16 E13 N17 W25 N15 \$									
FGR=[ORIG=25,74] E25 N18 W13 N16 W25 S16 E13 S18 \$									
FDU=[ORIG=0,-30] N26 W22 S26 E22 \$									
BAS=[ORIG=0,0] S8 S4 E5 N4 E6 N2 E6 S2 E8 N22 W25 S14 \$									
FOP=[ORIG=-23,45] S28 E25 S5 E8 N8 W8 N4 W17 N21 W8 \$									
FGR=[ORIG=25,23] N15 W8 N2 W6 S2 W6 S4 W5 S11 E25 \$									
FEP=[ORIG=0,0] W21 S8 E21 N8 \$									
FOP=[ORIG=-22,-56] W6 S26 E6 N26 \$									