

LOT 14 BLOCK A OAKHAVEN.
874-732, 930-2252, WD 1046-1561,

MORROW RICHARD D/NIEVES DE MORROW CARMEN D
762 NW INDIAN SPRING DR
LAKE CITY, FL 32055

2026

12-3S-15-00167-015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,211	100	2023	2,211	302,956
FGR	520	55	2023	286	39,188
FOP	280	30	2023	84	11,510
FOP	520	30	2023	156	21,376
TOTALS	3,531			2,737	375,030

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,737 126.1260 141.26 386,629 2022 2022 0 0 0 3.00 97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2211 HX Base Yr 2024

26

7

20

FGR 2023

13

40

13

FOP 2023

26

40

26

BAS 2023

11

15

40

FOP 2023

40

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

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
1	0166	CONC, PAVMT	0 100	0	0	500.00	UT	3.00	3.00	100	2023	2022		100
2	0030	BARN, MT	0 100	0	0	1.00	UT	12,500.00	12,500.00	100	2025	2024		100
3	0296	SHED METAL	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.25

TOTAL OB/XF

17,500

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
55,000.00	68,750.00	68,750							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		375,030	
TOTAL MARKET OB/XF VALUE		17,500	
TOTAL LAND VALUE - MARKET		68,750	
TOTAL MARKET VALUE		461,280	
SOH/AGL Deduction		40,182	
ASSESSED VALUE		421,098	
TOTAL EXEMPTION VALUE		HX HB 13 421,098	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		461,280	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049956	Storage Building	22,000	05/24/2024
000044258	New Residential C	350,000	04/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/1539	3/15/2023	WD	Q	I	01	519,900
GRANTOR: VERCHER JENA N						
GRANTEE: MORROW RICHARD D						
1486/1537	3/14/2023	WD	U	I	11	100
GRANTOR: VERCHER CHAD						
GRANTEE: VERCHER JENA N						

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=40,-40] S26 E11 S1 E15 N7 E40 S7 E18 N40 W18 S13 W40 W26 \$														
FGR=[YR=2023;ORIG=40,-60] S20 E26 N13 N7 W26 \$														
FOP=[YR=2023;ORIG=66,-53] S13 E40 N13 W40 \$														
FOP=[YR=2023;ORIG=66,-20] S7 E40 N7 W40 \$														

REVIEW DATE 09/04/2024 BY JB

Total Acres: 5.02

Total Land Value: 68,750

Market: 0

Agricultural: 0

Common: 68,750

PRINTED 11/17/2025 BY SYS