

LOT 12 BLOCK B OAKHAVEN S/D.
590-138, 596-542, 651-280, 940-2

BUSCH ROBERT GEORGE/BUSCH VICTORIA LYNN
677 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2026

12-3S-15-00167-027



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100

Quality	08 08
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	3,017	100		3,017	380,573
FEP	440	80		352	44,402
FGR	504	55		277	34,941
FOP	44	30		13	1,640
FUS	716	100		716	90,318
TOTALS	4,721			4,375	551,874

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	0	0	0	6,280.00	UT	3.00
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
4	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00
5	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,500.00
7	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,375	150.5750	168.64	737,800	2007	2007	0	0	25.20	74.80
1 SINGLE FAM 0% - 0 Heated Area: 3733 HX Base Yr											
677 NW INDIAN SPRINGS DR, LAKE CITY											

TOTAL OB/XF									
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2	0166	CONC, PAVMT	0	0	0	0	6,280.00	UT	3.00
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5	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00
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7	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00

TOTAL OB/XF									
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3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
4	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00
5	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		551,874	
TOTAL MARKET OB/XF VALUE		30,190	
TOTAL LAND VALUE - MARKET		60,500	
TOTAL MARKET VALUE		642,564	
SOH/AGL Deduction		0	
ASSESSED VALUE		642,564	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		642,564	
TOTAL JUST VALUE		642,564	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		653,194	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25068	SFR	943	10/03/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1326/1715	11/30/2016	WD	Q	I	01	410,000	
GRANTOR: CARLOS R RODRIGUEZ &							
GRANTEE: ROBERT GEORGE & VIC							
1232/1210	3/29/2012	WD	U	I	12	309,000	
GRANTOR: FIRST FEDERAL BANK OF							
GRANTEE: CARLOS R RODRIGUEZ							

BUILDING NOTES									
BAS=[ORIG=0,0] W19 S24 W2 S31 E15 N3 E12 N2 E13 N4 E21 N46 W40 \$									
FUS=[ORIG=0,-30] N15 E5 N18 W20 S7 W14 S11 E3 S1 E7 N1 E6 S15 E13 \$									
FGR=[ORIG=19,50] S20 E21 N24 W21 S4 \$									
FEP=[ORIG=40,0] N11 W40 S11 E40 \$									
FOP=[ORIG=-6,55] S1 E11 N4 W11 S3 \$									