LOT 2 BLOCK C OAKHAVEN S/D.

981-2171, WD 1060-757, CT 1438-2

SCHULMAN NEIL/SCHULMAN CYNTHIA
209 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2026

12-3S-15-00167-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

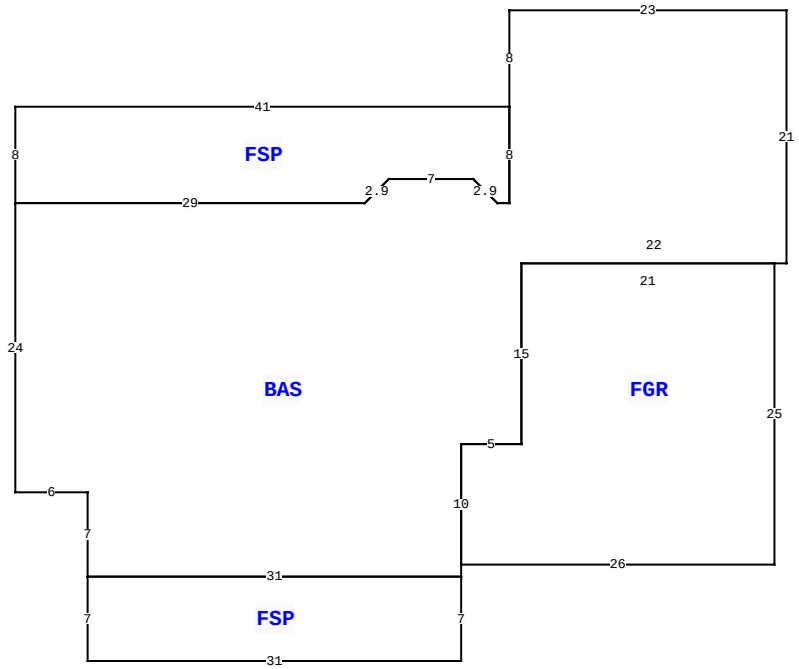
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	1,701	100		1,701	224,644
FGR	575	55		316	41,733
FSP	217	40		87	11,490
FSP	310	40		124	16,376
TOTALS	2,803			2,228	294,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,228	125.7795	140.87	313,858	2004	2020	0	0	0	6.25	93.75

1 SINGLE FAM 100% - 2025 Heated Area: 1701 HX Base Yr 2025



209 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		294,242
TOTAL MARKET OB/XF VALUE		23,806
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		385,548
SOH/AGL Deduction		246,427
ASSESSED VALUE		139,121
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,399
TOTAL JUST VALUE		385,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050453	Storage Building	18,000	07/29/2024
000050441	Right-of-Way Acce		07/25/2024
000043474	Electrical Servic	0	01/04/2022
000043029	Roof Replacement	20,010	10/25/2021
21360	SFR	507	12/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1507/698	1/10/2024	WD	Q	I	01	490,000
GRANTOR: WALL BRIAN M						
GRANTEE: SCHULMAN NEIL						
1480/447	11/23/2022	WD	Q	I	01	400,000
GRANTOR: BLOW RYDERWOOD LLC						
GRANTEE: WALL BRIAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S8 S8 W1 U2L2 W7 D2L2 W29 S24 E6 S7 E31 N1 N10 E5 N15 E22 N21 $
FGR=[ORIG=-27,46] E26 N25 W21 S15 W5 S10 $
FSP=[ORIG=-23,8] W41 S8 E29 U2R2 E7 D2R2 E1 N8 $
FSP=[ORIG=-58,47] S7 E31 N7 W31 $
.

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	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2004	2004	3	100	2,016	
2	0166	CONC,PAVMT	0	100	0	0	1,145.00	UT	2.00	2.00	100	2004	2004	3	100	2,290	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2004		100	1,200	
5	0030	BARN,MT	0	100	0	0	1.00	UT	16,500.00	16,500.00	100	2025	2024		100	16,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

LAND DESCRIPTION

TOTAL OB/XF 23,806

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.35	50,000.00	67,500.00	67,500							

REVIEW DATE 10/23/2024 BY JB Total Acres: 6.86 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 11/18/2025 BY SYS