

LOT 6 BLOCK A OAKHAVEN S/D UNIT
856-1017, PB 1452-327, DC 1453-3

YOUNG GREGORY KEITH/PIENTKA JODIE LYNN
352 NW INDIAN POND CT
LAKE CITY, FL 32055

2026

12-3S-15-00167-206



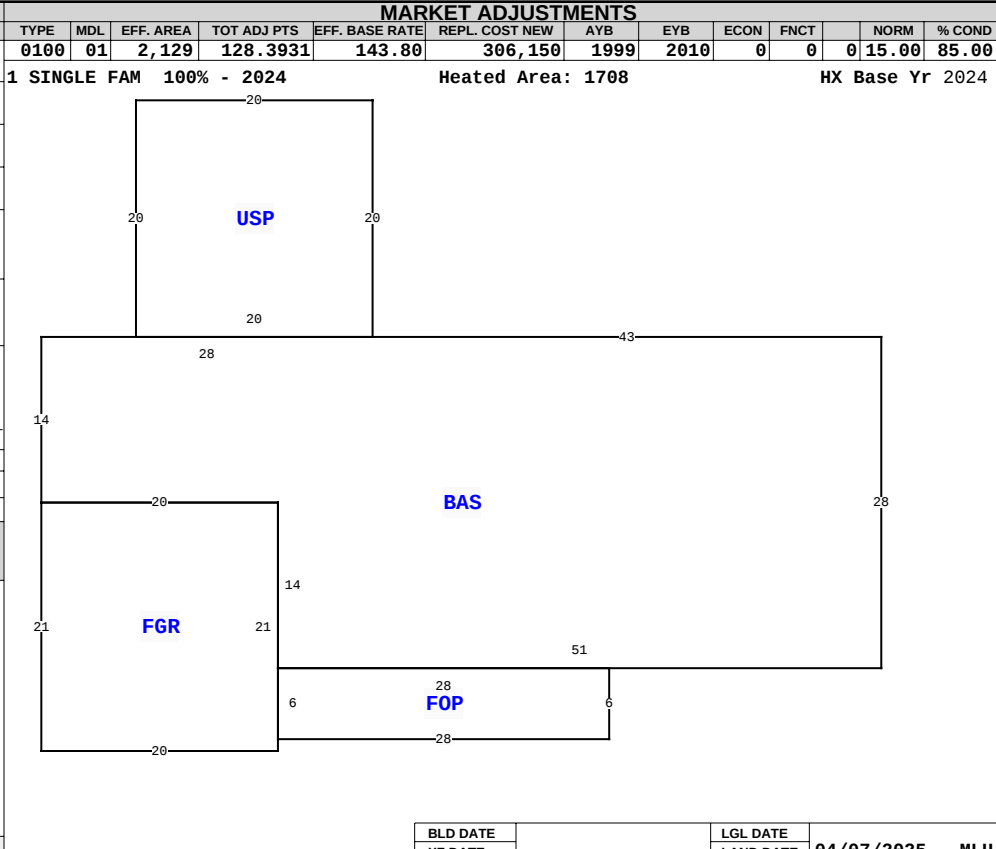
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	12315.020 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100		1,708	208,769
FGR	420	55		231	28,235
FOP	168	30		50	6,112
USP	400	35		140	17,112
TOTALS	2,696			2,129	260,228

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	20	20	400.00	UT	1.50	
2	0169	FENCE/WOOD	0 100	0	0	1,600.00	UT	4.00	
3	0030	BARN, MT	0 100	0	0	1.00	UT	16,500.00	

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	1.00



TOTAL OB/XF 21,580														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

TOTAL OB/XF 21,580														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					260,228				
TOTAL MARKET OB/XF VALUE					21,580				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					336,808				
SOH/AGL Deduction					141,687				
ASSESSED VALUE					195,121				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					144,399				
TOTAL JUST VALUE					336,808				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					339,869				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045528	Storage Building	20,985	09/22/2022
000044833	Roof Replacement	12,779	06/29/2022
14931	SFR	190	01/13/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1497/314	8/09/2023	WD	Q	I	01	445,000			
GRANTOR: KLINE RYAN									
GRANTEE: YOUNG GREGORY KEITH									
1460/1845	2/17/2022	PR	U	I	19	255,000			
GRANTOR: BRANNON WILLIAM B JR.									
GRANTEE: KLINE RYAN									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W43 USP= N20 W20 S20 E20\$ W28 S14 FGR= S21 E20 N21 W20\$ E20 S14 FOP= S6 E28 N6 W28\$ E51 N28\$.									