LOT 1 BLOCK B OAKHAVEN S/D
UNIT 2. 878-1180, 925-3082,
QC 1245-1900, WD 1417-1141

ROSS RHONDA R/ROSS ARTHUR R
407 NW INDIAN PONT CT
LAKE CITY, FL 32055-8021

2026

12-3S-15-00167-208

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

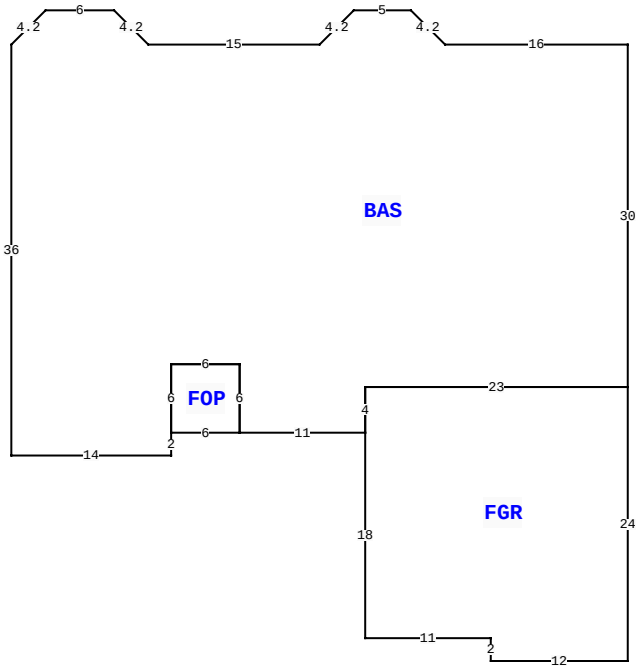
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	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	1,787	100		1,787	203,323
FGR	530	55		292	33,223
FOP	36	30		11	1,252
TOTALS	2,353			2,090	237,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,090	130.2444	145.87	304,868	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2022 Heated Area: 1787 HX Base Yr 2022



407 NW INDIAN POND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		237,797
TOTAL MARKET OB/XF VALUE		9,726
TOTAL LAND VALUE - MARKET		63,250
TOTAL MARKET VALUE		310,773
SOH/AGL Deduction		29,184
ASSESSED VALUE		281,589
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,867
TOTAL JUST VALUE		310,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21742	POOL	150,000	04/14/2004
20596	SFR	307	04/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1141	8/17/2020	WD	Q	I	01	237,000
GRANTOR: JULIA DE JESUS & ANA						
GRANTEE: RHONDA R & ARTHUR R						
1245/1900	11/20/2012	QC	U	I	11	100
GRANTOR: JULIA DE JESUS & ANA						
GRANTEE: JULIA DE JESUS & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 L3 U3 W5 D3 L3 W15 L3 U3 W6 D3 L3 S36 E14 N2
FOP= E6 N6 W6 S6$ N6 E6 S6 E11 FGR= S18 E11 S2 E12 N24 W23
S4$ N4 E23 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	552.00	UT	2.00	2.00	100	2003	2003	3	100	1,104	
3	0280	POOL R/CON	0	100	10	22	220.00	UT	70.00	70.00	100	2004	2004	3	43	6,622	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,726

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	1.15	55,000.00	63,250.00	63,250							

REVIEW DATE 01/24/2023 BY KS Total Acres: 4.90 Total Land Value: 63,250 Market: 0 Agricultural: 0 Common: 63,250 PRINTED 11/18/2025 BY SYS