LOT 4 BLOCK B OAKHAVEN S/D
UNIT 2. ORB 818-1670,
WD 1055-2771.

MUSTO LINDA
175 NW INDIAN POND CT
LAKE CITY, FL 32055

2026

12-3S-15-00167-211

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

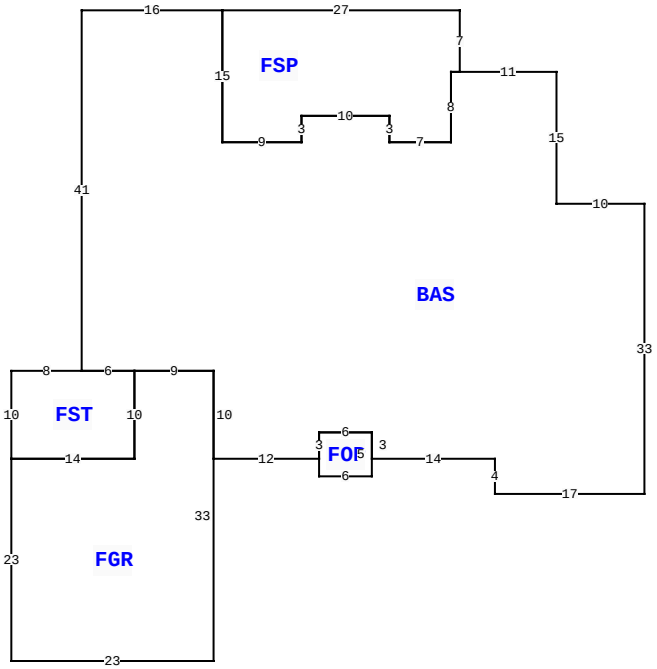
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
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	2,500	100		2,500	315,656
FGR	619	55		340	42,929
FOP	30	30		9	1,136
FSP	367	40		147	18,560
FST	140	55		77	9,722
TOTALS	3,656			3,073	388,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,073	150.3112	168.35	517,340	1999	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2006 Heated Area: 2500 HX Base Yr 2006



175 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		388,005
TOTAL MARKET OB/XF VALUE		7,540
TOTAL LAND VALUE - MARKET		57,750
TOTAL MARKET VALUE		453,295
SOH/AGL Deduction		174,015
ASSESSED VALUE		279,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,558
TOTAL JUST VALUE		453,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,468

SALE:1:1: LOT 4 BLK B UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052144	Roof Replacement	46,268	01/27/2025
15327	SFR	395	04/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1055/2771	8/19/2005	WD	Q	I		375,000
GRANTOR: ROSEMARY G & CORNELIU						
GRANTEE: LINDA MUSTO						
0818/1670	3/06/1996	WD	Q	V		30,000
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: ROSEMARY G SCHMIDT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N15 W11 FSP= N7 W27 S15 E9 N3 E10 S3 E7 N8 E1$ W1 S8 W7 N3 W10 S3 W9 N15 W16 S41 FST= W8 S10 E14 N10 W6$ E6 FGR= S10 W14 S23 E23 N33 W9$ E9 S10 E12 FOP= S2 E6 N5 W6 S3$ N3 E6 S3 E14 S4 E17 N33$.

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	0166	CONC,PAVMT	0	100	0	0	1,096.00	UT	2.50	2.50	100	1999	1999	3	100	2,740	
2	0120	CLFENCE 4	0	100	30	10	300.00	UT	6.00	6.00	100	2005	2005	3	100	1,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,540

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	55,000.00	57,750.00	57,750							

REVIEW DATE 03/04/2025 BY jerry Total Acres: 4.42 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 11/18/2025 BY SYS