LOT 12 SOUTH POINTE S/D.
919-315, PB 1017-872 THRU 879, D

KISIEL JAN F
402 SW ADOBE POINTE LANE
LAKE CITY, FL 32024

2026

17-4S-16-03051-112

BUILDING CHARACTERISTICS

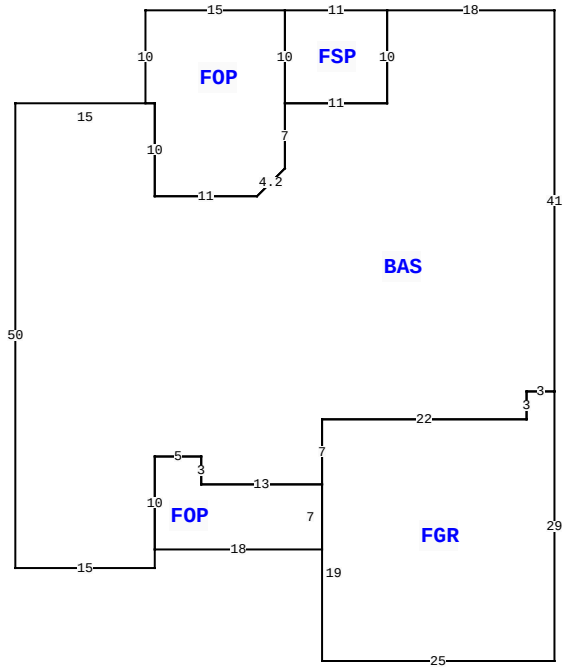
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,359	100		2,359	252,432
FGR	659	55		362	38,737
FOP	141	30		42	4,494
FOP	286	30		86	9,202
FSP	110	40		44	4,708
TOTALS	3,555			2,893	309,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,893	122.4916	137.19	396,891	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2006 Heated Area: 2359 HX Base Yr 2006



402 SW ADOBE POINTE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		309,575
TOTAL MARKET OB/XF VALUE		52,266
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		416,841
SOH/AGL Deduction		100,036
ASSESSED VALUE		316,805
TOTAL EXEMPTION VALUE	13 HX HB	316,805
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		416,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053124	Generator		05/16/2025
19119	SFR	349	01/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/573	4/18/2025	LE	U	I	14	100
GRANTOR: KISIEL JAN F (LE)						
GRANTEE: KISIEL MISTY LEE (R						
1453/632	11/22/2021	LE	U	I	14	100
GRANTOR: KISIEL JAN F						
GRANTEE: KISIEL JAN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= W11 S10 E11 N10$ S10 W11 FOP= N10 W15 S10 E1 S10 E11 R3 U3 N7$ S7 D3 L3 W11 N10 W15 S50 E15 N2 FOP= E18 N7 W13 N3 W5 S10$ N10 E5 S3 E13 FGR= S19 E25 N29 W3 S3 W22 S7$ N7 E22 N3 E3 N41$.

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	5,735.00	UT	2.50	2.50	100	2003	2003	3	100	14,338	
2	0020	BARN,FR	0	100	32	53	1,696.00	UT	13.00	13.00	100	2003	2003	3	100	22,048	
3	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	2006	2006	3	50	900	
4	0166	CONC,PAVMT	0	100	32	32	1,024.00	UT	2.50	2.50	100	2006	2006	3	100	2,560	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
6	0210	GARAGE U	0	100	24	30	720.00	UT	16.00	16.00	100	2014	2014	3	100	11,520	

LAND DESCRIPTION

TOTAL OB/XF 52,266

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	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/10/2019 BY KR Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS