LOT 6 BLOCK A OAKHAVEN S/D.

742-318, 816-809, 905-1340, LE 1

HELMS LAWRENCE A
P O BOX 2375
LAKE CITY, FL 32056

2027

12-3S-15-00167-007

BUILDING CHARACTERISTICS

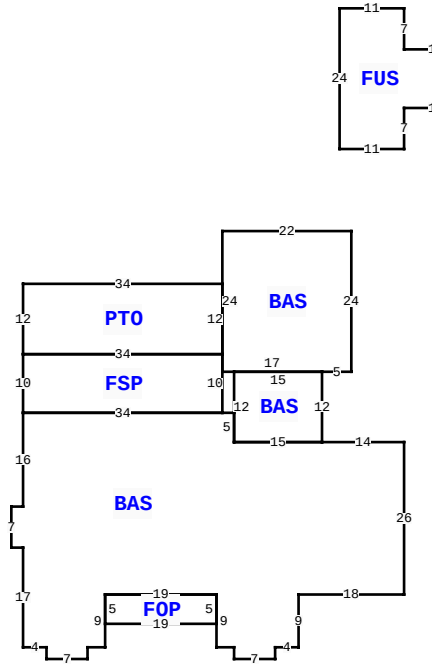
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	12315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	15,342
BAS	528	100		528	45,004
BAS	2,164	100		2,164	184,447
FOP	95	30		28	2,387
FSP	340	40		136	11,592
FUS	374	100		374	31,878
PTO	408	5		20	1,705
TOTALS	4,089			3,430	292,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,430	119.2052	131.13	449,776	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 3246 HX Base Yr 1997



262 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	292,354
TOTAL MARKET OB/XF VALUE	41,512
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	393,866
SOH/AGL Deduction	143,077
ASSESSED VALUE	250,789
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	199,378
TOTAL JUST VALUE	393,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,172

SALE:2:1: LOT 6, BLK A, OAKHAVEN

SALE:1:1: LOT 6 BLK A OAKHAVEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049575	Electrical Servic	0	04/09/2024
23086	POOL	140	05/02/2005
7592	SFR	52,000	09/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1387	6/12/2026	LE	U	I	14	100
GRANTOR: HELMS LAWRENCE (ENH L						
GRANTEE: HELMS BRANDON SCOTT						
0905/1340	6/24/2000	QC	Q	I	01	100
GRANTOR: S FAIR HELMS						
GRANTEE: LAWRENCE HELMS (DIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W15 N5 W2 W34 S16 W2 S7 E2 S17 E4 S2 E7 N2 E3 N9 E19 S9 E3 S2 E7 N2 E4 N9 E18 N26 $
BAS=[ORIG=-14,-12] E5 N24 W22 S24 E17 $
PTO=[ORIG=-31,-15] N12 W34 S12 E34 $
FUS=[ORIG=0,-50] N7 E11 N10 W11 N7 W11 S24 E11 $
FSP=[ORIG=-31,-5] N10 W34 S10 E34 $
BAS=[ORIG=-14,0] N12 W15 S12 E15 $
FOP=[ORIG=-32,26] W19 S5 E19 N5 $
.

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	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
3	0166	CONC,PAVMT	0	100	3	137	411.00	UT	1.30	1.30	100	1993	1993	3	100	534	
4	0166	CONC,PAVMT	0	100	20	22	440.00	UT	1.30	1.30	100	1993	1993	3	100	572	
5	0280	POOL R/CON	0	100	18	30	540.00	UT	70.00	70.00	100	2005	2005	3	47	17,766	
6	0282	POOL ENCL	0	100	30	48	1,440.00	UT	15.00	15.00	100	2005	2005	3	40	8,640	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,800	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 41,512

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	60,000.00	60,000.00	60,000							

REVIEW DATE 10/06/2024 BY TW Total Acres: 4.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS