LOTS 8, 9, & 10 BLOCK A OAKHAVEN
825-2555, 827-1775, 884-1560, DC

KISELICK DAVID
406 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2027

12-3S-15-00167-009

BUILDING CHARACTERISTICS

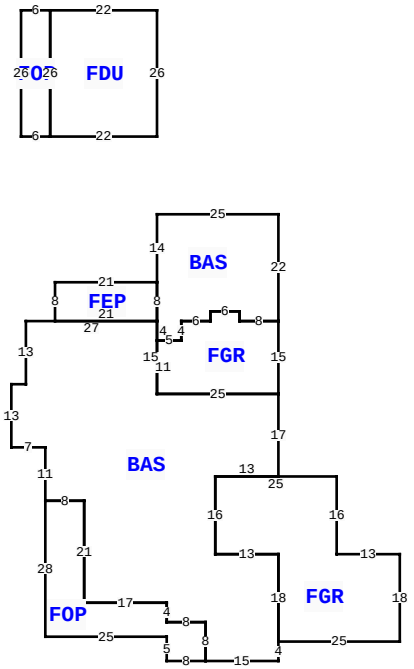
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	12315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	558	100		558	55,843
BAS	2,388	100		2,388	238,982
FDU	572	60		343	34,326
FEP	168	80		134	13,410
FGR	367	55		202	20,216
FGR	850	55		468	46,836
FOP	156	30		47	4,704
FOP	407	30		122	12,209
TOTALS	5,466			4,262	426,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,262	125.7993	138.38	589,776	1998	1998	0	0	0	27.68	72.32

1 SINGLE FAM 100% - 1999 Heated Area: 2946 HX Base Yr 1999



406 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 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		426,526
TOTAL MARKET OB/XF VALUE		10,043
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		556,569
SOH/AGL Deduction		170,198
ASSESSED VALUE		386,371
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		329,960
TOTAL JUST VALUE		556,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,336

XFOB:2:1: ITEM-2 ON XFOB CONCRETE BLK WALL

PRMT:2:1: HOBBY BUILDING & UTILITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055160	Roof Replacement	9,000	03/04/2026
000054952	Roof Replacement	27,000	02/04/2026
13628	GARAGE	100	02/12/1998
12659	SFR	415	06/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1508/2405	2/07/2024	LE	U	I	14	100
GRANTOR: KISELICK DAVID (ENH L						
GRANTEE: KISELICK DAVID PAUL						
0827/1775	9/06/1996	WD	U	V	34	35,000
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: KISELICK DAVID & ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,8] W27 S13 W3 S13 E7 S11 E8 S21 E17 S4 E8 S8 E15 N4 N18 W13 N16 E13 N17 W25 N15 $
FGR=[ORIG=25,74] E25 N18 W13 N16 W25 S16 E13 S18 $
FDU=[ORIG=0,-30] N26 W22 S26 E22 $
BAS=[ORIG=0,0] S8 S4 E5 N4 E6 N2 E6 S2 E8 N22 W25 S14 $
FOP=[ORIG=-23,45] S28 E25 S5 E8 N8 W8 N4 W17 N21 W8 $
FGR=[ORIG=25,23] N15 W8 N2 W6 S2 W6 S4 W5 S11 E25 $
FEP=[ORIG=0,0] W21 S8 E21 N8 $
FOP=[ORIG=-22,-56] W6 S26 E6 N26 $
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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	3,695.00	UT	1.50	1.50	100	1998	1998	3	100	5,543	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,500	
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 10,043

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	3.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	120,000							

REVIEW DATE 01/24/2023 BY KS Total Acres: 14.09 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/16/2026 BY SYS