

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

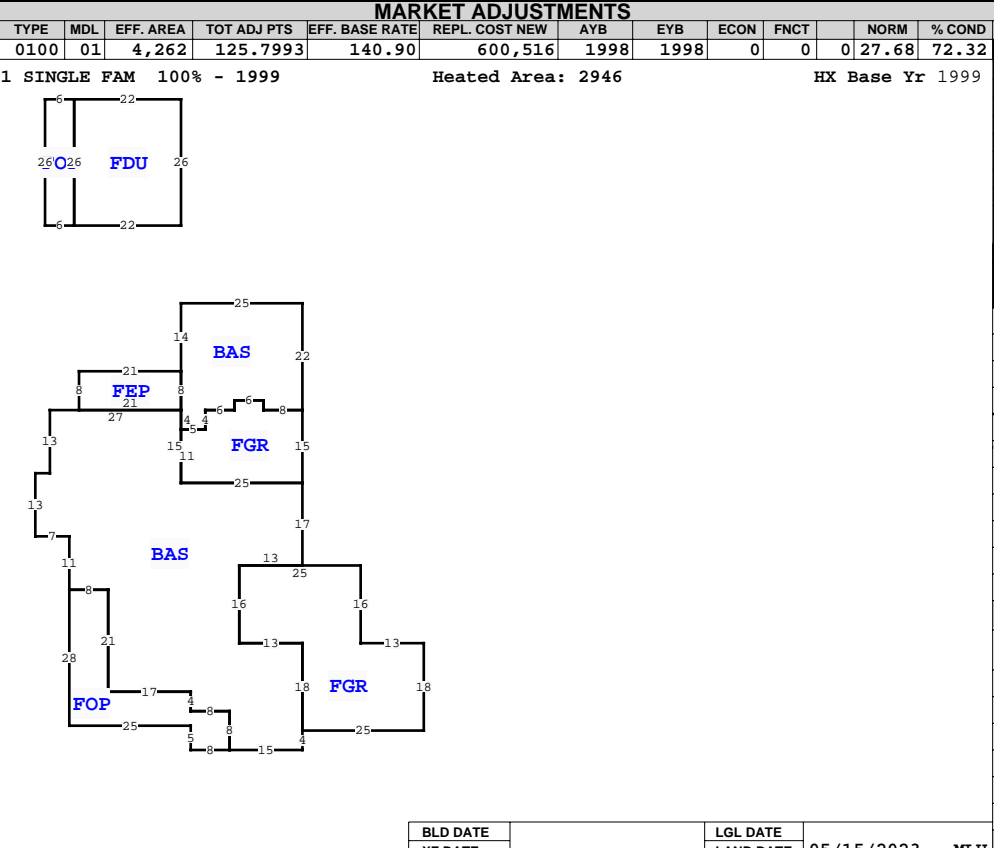
KISELICK DAVID
406 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2026

12-3S-15-00167-009


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 90	
Exterior Wall	05	AVERAGE 10	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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
BAS	558	100	
BAS	2,388	100	
FDU	572	60	
FEP	168	80	
FGR	367	55	
FGR	850	55	
FOP	156	30	
FOP	407	30	
TOTALS	5,466		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1999		Heated Area: 2946					HX Base Yr 1999	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				434,293		
TOTAL MARKET OB/XF VALUE				10,043		
TOTAL LAND VALUE - MARKET				120,000		
TOTAL MARKET VALUE				564,336		
SOH/AGL Deduction				189,204		
ASSESSED VALUE				375,132		
TOTAL EXEMPTION VALUE				HX HB WR 56,411		
BASE TAXABLE VALUE				318,721		
TOTAL JUST VALUE				564,336		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				570,521		
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 \$						

EXTRA FEATURES															406 NW INDIAN SPRINGS DR, LAKE CITY		
L N	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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							