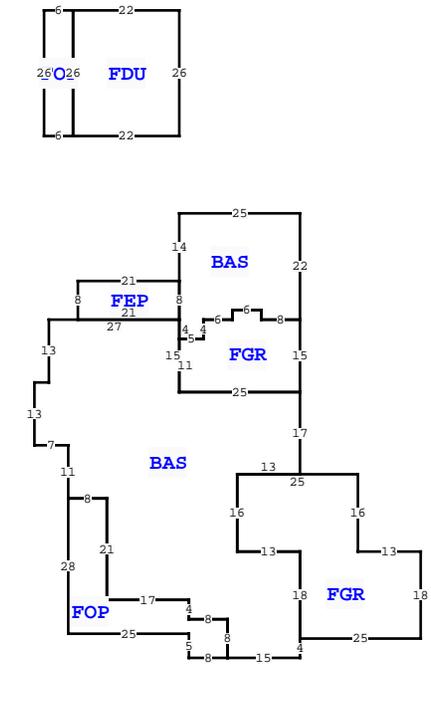


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

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	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	558	100		558	57,873
BAS	2,388	100		2,388	247,669
FDU	572	60		343	35,574
FEP	168	80		134	13,898
FGR	367	55		202	20,950
FGR	850	55		468	48,538
FOP	156	30		47	4,874
FOP	407	30		122	12,653
TOTALS	5,466			4,262	442,029

406 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	3,695.00	UT	1.50	1.50	100
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1998	1998	3	100	5,543	
1998	1998	3	100	2,500	
2016	2016	3	100	500	
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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		442,029	
TOTAL MARKET OB/XF VALUE		10,043	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		572,072	
SOH/AGL Deduction		196,940	
ASSESSED VALUE		375,132	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		318,721	
TOTAL JUST VALUE		572,072	
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 \$	