LOTS 11 & 12 BLOCK A OAKHAVEN S/
625-321, WD 1375-89, LE 1542-620

COE PATRICIA ANN/COE FREDRICK JAMES III
600 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2027

12-3S-15-00167-013

BUILDING CHARACTERISTICS

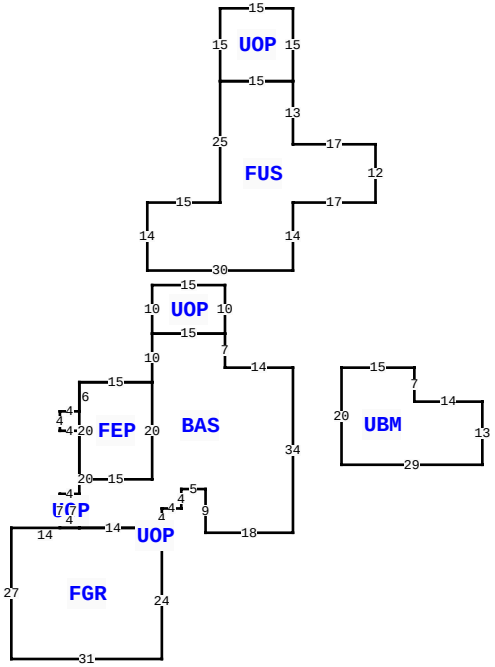
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 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	1,490	100		1,490	151,412
FEP	300	80		240	24,389
FGR	828	55		455	46,236
FUS	999	100		999	101,518
UBM	482	20		96	9,755
UOP	9	20		2	203
UOP	28	20		6	610
UOP	150	20		30	3,049
UOP	225	20		45	4,573
TOTALS	4,511			3,363	341,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,363	131.9772	145.17	488,207	1985	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2020 Heated Area: 2489 HX Base Yr 2020



600 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1985	1985	3	100	4,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		341,745
TOTAL MARKET OB/XF VALUE		13,400
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		475,145
SOH/AGL Deduction		130,892
ASSESSED VALUE		344,253
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,842
TOTAL JUST VALUE		475,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,360

SALE:1:1: LOT 11 INCLUDED IN SALE ALSO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049076	Electrical Servic	0	01/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/620	6/10/2025	LE	U	I	14	0
GRANTOR: COE PATRICIA ANN (ENH						
GRANTEE: COE FAMILY TRUST DA						
1375/0089	12/20/2018	WD	Q	I	01	332,500
GRANTOR: JAMES E & DOROTHY J F						
GRANTEE: PATRICIA ANN & FRED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 N7 W15 S10 W15 S6 W4 S4 E4 S20 E14 E3 N4 E4 N4 E5 S9 E18 N34 $
FUS=[ORIG=0,-20] W30 N14 E15 N25 E15 S13 E17 S12 W17 S14 $
FGR=[ORIG=-44,33] W14 S27 E31 N24 W3 N3 W14 $
UBM=[ORIG=10,0] S20 E29 N13 W14 N7 W15 $
FEP=[ORIG=-29,3] W15 S20 E15 N20 $
UOP=[ORIG=-15,-59] N15 E15 S15 W15 $
UOP=[ORIG=-14,-7] N10 W15 S10 E15 $
UOP=[ORIG=-44,33] W4 N7 E4 S7 $
UOP=[ORIG=-30,33] S3 E3 N3 W3 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,400

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	2.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	120,000							

REVIEW DATE 02/20/2024 BY TW Total Acres: 10.08 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/17/2026 BY SYS