LOT 14 BLOCK A OAKHAVEN.

874-732, 930-2252, WD 1046-1561,

MORROW RICHARD D/NIEVES DE MORROW CARMEN D
762 NW INDIAN SPRING DR
LAKE CITY, FL 32055

2027

12-3S-15-00167-015

BUILDING CHARACTERISTICS

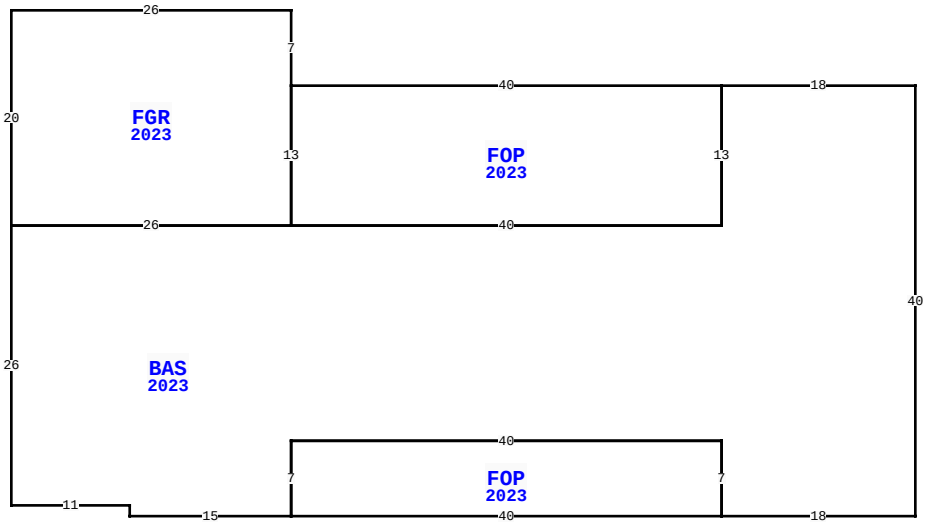
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,211	100	2023	2,211	297,551
FGR	520	55	2023	286	38,490
FOP	280	30	2023	84	11,304
FOP	520	30	2023	156	20,994
TOTALS	3,531			2,737	368,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,737	126.1260	138.74	379,731	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2211 HX Base Yr 2024



762 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	368,339
TOTAL MARKET OB/XF VALUE	17,500
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	460,839
SOH/AGL Deduction	28,372
ASSESSED VALUE	432,467
TOTAL EXEMPTION VALUE	HX HB 13 432,467
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	460,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049956	Storage Building	22,000	05/24/2024
000044258	New Residential C	350,000	04/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/1539	3/15/2023	WD	Q	I	01	519,900
GRANTOR: VERCHER JENA N						
GRANTEE: MORROW RICHARD D						
1486/1537	3/14/2023	WD	U	I	11	100
GRANTOR: VERCHER CHAD						
GRANTEE: VERCHER JENA N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,-40] S26 E11 S1 E15 N7 E40 S7 E18 N40 W18 S13 W40 W26 $
FGR=[YR=2023;ORIG=40,-60] S20 E26 N13 N7 W26 $
FOP=[YR=2023;ORIG=66,-53] S13 E40 N13 W40 $
FOP=[YR=2023;ORIG=66,-20] S7 E40 N7 W40 $
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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	500.00	UT	3.00	3.00	100	2023	2022		100	1,500	
2	0030	BARN,MT	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2025	2024		100	12,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 17,500

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	1.25	60,000.00	75,000.00	75,000							

REVIEW DATE 09/04/2024 BY JB Total Acres: 5.02 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/17/2026 BY SYS