LOT 1 BLOCK B OAKHAVEN S/D.

822-933, 939-2187, LE 1540-2268,

BOUTWELL GEORGE A/BOUTWELL LINDA J
389 NW INDIAN SPRINGS DRIVE
LAKE CITY, FL 32055

2027

12-3S-15-00167-016

BUILDING CHARACTERISTICS

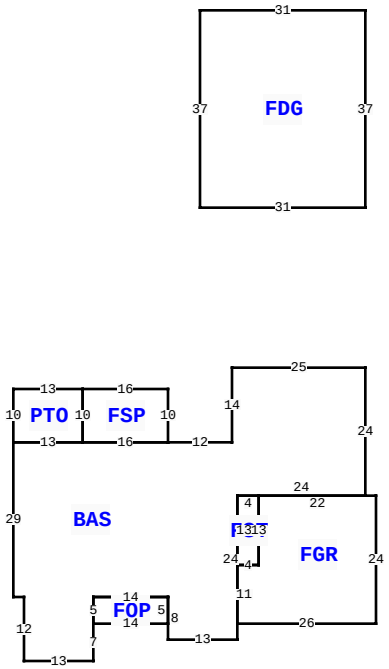
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,068	100		2,068	204,378
FDG	1,147	60		688	67,995
FGR	572	55		315	31,131
FOP	70	30		21	2,076
FSP	160	40		64	6,325
FST	52	55		29	2,866
PTO	130	5		6	593
TOTALS	4,199			3,191	315,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,191	126.0127	138.61	442,305	1997	1997	0	0	0	28.70	71.30

1 SINGLE FAM 100% - 2005 Heated Area: 2068 HX Base Yr 2005



389 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	549.00	UT	1.50	1.50	100	1997	1997	3	100	824	
3	0280	POOL R/CON	0	100	0	0	566.00	UT	70.00	70.00	100	2017	2017	3	84	33,281	
4	0282	POOL ENCL	0	100	32	40	1,280.00	UT	15.00	15.00	100	2017	2017	3	57	10,944	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 52,449

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	1.05	60,000.00	63,000.00	63,000							

REVIEW DATE 02/24/2025 BY jerry Total Acres: 4.52 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		315,363
TOTAL MARKET OB/XF VALUE		52,449
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		430,812
SOH/AGL Deduction		126,560
ASSESSED VALUE		304,252
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		247,841
TOTAL JUST VALUE		430,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049393	Roof Replacement	19,000	03/11/2024
39869	REMODEL	0	06/03/2020
35265	POOL ENCL	119	05/04/2017
34919	POOL	300	02/07/2017
30338	MAINT/ALTR	45	08/02/2012
25590	GARAGE	271	03/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2268	4/22/2025	LE	U	I	14	100
GRANTOR: BOUTWELL GEORGE A (EN						
GRANTEE: BOUTWELL GEORGE A I						
0939/2187	10/22/2001	WD	Q	I		160,000
GRANTOR: JAMES C & LAURA L SAY						
GRANTEE: GEORGE A & LINDA BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S14 W12 W16 W13 S29 E2 S12 E13 N7 N5 E14 S8 E13 N3 N24 E24 N24 $
FDG=[ORIG=0,-30] N37 W31 S37 E31 $
FGR=[ORIG=-24,48] E26 N24 W22 S13 W4 S11 $
FSP=[ORIG=-37,14] N10 W16 S10 E16 $
PTO=[ORIG=-53,14] N10 W13 S10 E13 $
FOP=[ORIG=-51,48] E14 N5 W14 S5 $
FST=[ORIG=-20,24] W4 S13 E4 N13 $
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