LOT 11 BLOCK B OAKHAVEN S/D.
590-138, 596-542, 651-280, 956-4

BRISCOE STEVEN L/BRISCOE JACKIE F
773 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2027

12-3S-15-00167-026

BUILDING CHARACTERISTICS

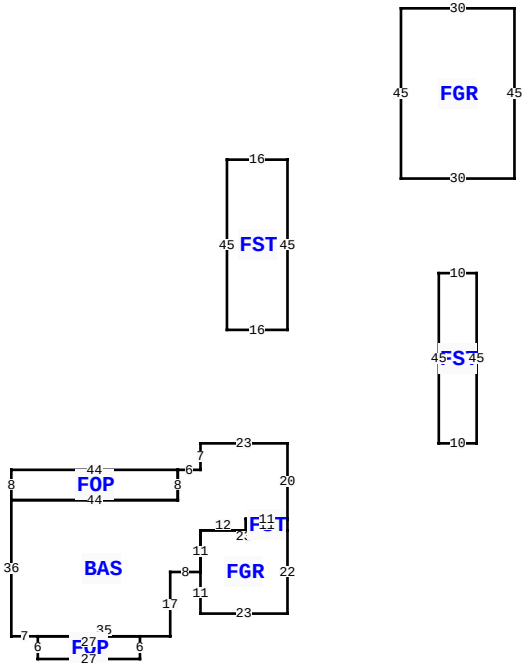
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,208	100		2,208	208,496
FGR	506	55		278	26,251
FGR	1,350	55		742	70,065
FOP	162	30		49	4,627
FOP	352	30		106	10,009
FST	33	55		18	1,700
FST	450	55		248	23,418
FST	720	55		396	37,393
TOTALS	5,781			4,045	381,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,045	120.4780	132.53	536,084	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2018 Heated Area: 2208 HX Base Yr 2018



773 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		381,960
TOTAL MARKET OB/XF VALUE		15,938
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		466,898
SOH/AGL Deduction		131,321
ASSESSED VALUE		335,577
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		284,166
TOTAL JUST VALUE		466,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,843

SALE:1:1: SATISFYING AGREEMENT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044671	Storage Building	4,500	06/13/2022
000043561	Roof Replacement	31,515	01/20/2022
19903	STORAGE	243	08/28/2002
19774	SFR	451	07/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1029/1901	11/01/2004	WD	Q	I		283,000
GRANTOR: BUSSIERE						
GRANTEE: BRISCOE						
0956/0470	6/20/2002	WD	Q	V		40,500
GRANTOR: GLORIA WILKERSON						
GRANTEE: RONALD & LINDA G BU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S7 W6 S8 W44 S36 E7 E35 N17 E8 N11 E12 N3 E11 N20 $
FGR=[ORIG=60,-70] N45 W30 S45 E30 $
FST=[ORIG=0,-30] N45 W16 S45 E16 $
FGR=[ORIG=-23,34] S11 E23 N22 W23 S11 $
FST=[ORIG=40,0] E10 N45 W10 S45 $
FOP=[ORIG=-29,7] W44 S8 E44 N8 $
FOP=[ORIG=-66,51] S6 E27 N6 W27 $
FST=[ORIG=-11,23] E11 N3 W11 S3 $
.

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	2,049.00	UT	2.00	2.00	100	2002	2002	3	100	4,098	
2	0282	POOL ENCL	0	100	30	30	1,140.00	UT	15.00	15.00	25	2016	2016	3	40	6,840	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 15,938

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	1.15	60,000.00	69,000.00	69,000							

REVIEW DATE 07/19/2022 BY JB Total Acres: 5.05 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 11/16/2026 BY SYS