LOT 12 BLOCK B OAKHAVEN S/D.

590-138, 596-542, 651-280, 940-2

BUSCH ROBERT GEORGE/BUSCH VICTORIA LYNN
677 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2027

12-3S-15-00167-027

BUILDING CHARACTERISTICS

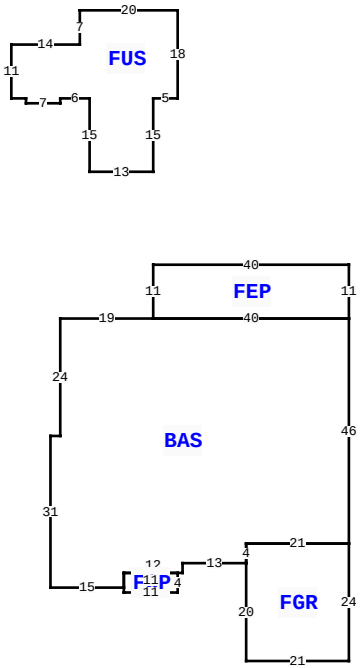
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	08	08
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	3,017	100		3,017	373,780
FEP	440	80		352	43,610
FGR	504	55		277	34,318
FOP	44	30		13	1,610
FUS	716	100		716	88,706
TOTALS	4,721			4,375	542,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,375	150.5750	165.63	724,631	2007	2007	0	0	0	25.20	74.80

1 SINGLE FAM 0% - 0 Heated Area: 3733 HX Base Yr



677 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	6,280.00	UT	3.00	3.00	100	2007	2007	3	100	18,840	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
4	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
7	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	542,024
TOTAL MARKET OB/XF VALUE	30,190
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	638,214
SOH/AGL Deduction	0
ASSESSED VALUE	638,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	638,214
TOTAL JUST VALUE	638,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	648,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25068	SFR	943	10/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/1715	11/30/2016	WD	Q	I	01	410,000
GRANTOR: CARLOS R RODRIGUEZ &						
GRANTEE: ROBERT GEORGE & VIC						
1232/1210	3/29/2012	WD	U	I	12	309,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: CARLOS R RODRIGUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S24 W2 S31 E15 N3 E12 N2 E13 N4 E21 N46 W40 $
FUS=[ORIG=0,-30] N15 E5 N18 W20 S7 W14 S11 E3 S1 E7 N1 E6 S15 E13 $
FGR=[ORIG=19,50] S20 E21 N24 W21 S4 $
FEP=[ORIG=40,0] N11 W40 S11 E40 $
FOP=[ORIG=-6,55] S1 E11 N4 W11 S3 $
.

LAND DESCRIPTION

TOTAL OB/XF 30,190

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	60,000.00	66,000.00	66,000							

REVIEW DATE 01/25/2023 BY KS Total Acres: 4.43 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/16/2026 BY SYS