LOT 13 BLOCK B OAKHAVEN S/D.

588-455, 596-544, 776-343, 827-2

GRIEST RICHARD W/GRIEST PATRICIA M
597 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2027

12-3S-15-00167-028

BUILDING CHARACTERISTICS

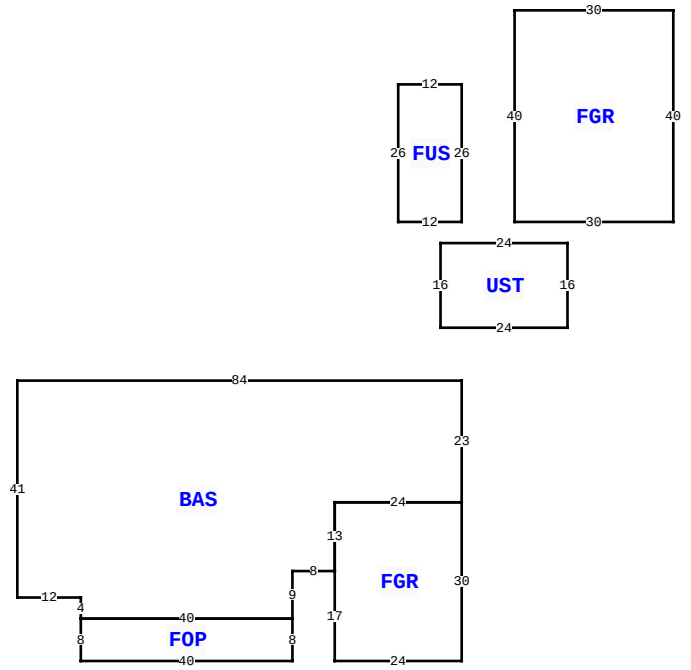
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	3,132	100		3,132	322,164
FGR	720	55		396	40,733
FGR	1,200	55		660	67,889
FOP	320	30		96	9,875
FUS	312	100		312	32,093
UST	384	45		173	17,795
TOTALS	6,068			4,769	490,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,769	115.4494	126.99	605,615	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2011 Heated Area: 3444 HX Base Yr 2011



597 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	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	4,000	
2	0166	CONC,PAVMT	0	100	0	0	916.00	UT	3.00	3.00	100	2006	2006	3	100	2,748	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		490,548
TOTAL MARKET OB/XF VALUE		6,748
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		557,296
SOH/AGL Deduction		184,923
ASSESSED VALUE		372,373
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,962
TOTAL JUST VALUE		557,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,220

SALE:1:1: SALE NOT IN LINE-TOO LOW FOR AREA

SALE:2:1: SPECIAL WARRANTY DEED-ALREADY WAS IN NAM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055131	Roof Replacement	27,801	02/27/2026
29226	GARAGE	241	03/02/2011
24536	SFR	811	05/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/0749	3/09/2001	WD	Q	V		36,500
GRANTOR: WALTER & MARIA ROGERS						
GRANTEE: RICHARD & PATRICIA						
0827/2245	9/06/1996	WD	U	V	09	20,000
GRANTOR: FREDERICK W & BARBARA						
GRANTEE: WALTER & MARIA ROGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W84 S41 E12 S4 E40 N9 E8 N13 E24 N23 $
FGR=[ORIG=40,-30] N40 W30 S40 E30 $
FGR=[ORIG=-24,36] S17 E24 N30 W24 S13 $
UST=[ORIG=20,-10] N16 W24 S16 E24 $
FOP=[ORIG=-72,45] S8 E40 N8 W40 $
FUS=[ORIG=0,-30] N26 W12 S26 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,748

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	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/25/2023 BY KS Total Acres: 4.20 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS