LOT 1 BLOCK C OAKHAVEN S/D.

646-798, 776-2029, 813-291, 843-

DOUGLAS MICHELLE L/DOUGLAS LANCE TRAVIS
143 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

2027

12-3S-15-00167-030

BUILDING CHARACTERISTICS

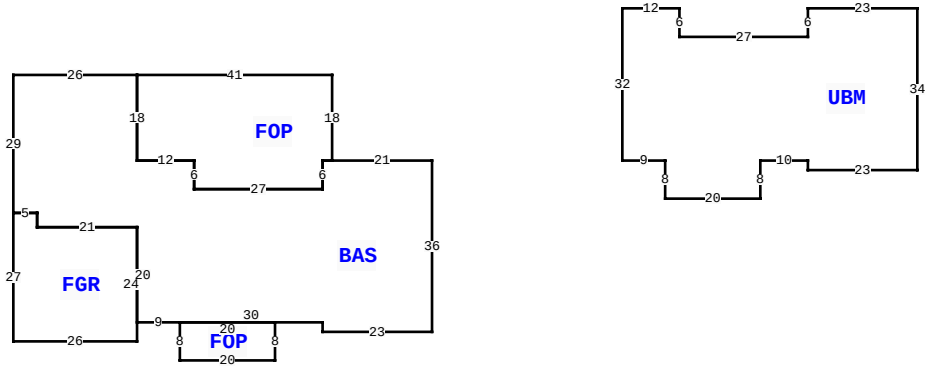
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	06	06
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	2,809	100		2,809	233,930
FGR	639	55		351	29,231
FOP	160	30		48	3,998
FOP	900	30		270	22,486
UBM	2,028	20		406	33,811
TOTALS	6,536			3,884	323,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,884	114.7125	126.18	490,083	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2021 Heated Area: 2809 HX Base Yr 2021



143 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,455
TOTAL MARKET OB/XF VALUE	30,036
TOTAL LAND VALUE - MARKET	27,500
TOTAL MARKET VALUE	380,991
SOH/AGL Deduction	52,262
ASSESSED VALUE	328,729
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	277,318
TOTAL JUST VALUE	380,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042560	Electrical Servic	0	08/16/2021
39265	REMODEL	0	02/10/2020
10415	POOL	130	11/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/0414	1/24/2020	WD	U	I	37	190,000
GRANTOR: MIKE AMMANN						
GRANTEE: LANCE TRAVIS & MICH						
1391/0901	8/13/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JUTTA						
GRANTEE: MIKE AMMANN AKA MIK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 W2 S6 W27 N6 W12 N18 W26 S29 E5 S3 E21 S20 E9 E30 S2 E23 N36 $
UBM=[ORIG=40,0] E9 S8 E20 N8 E10 S2 E23 N34 W23 S6 W27 N6 W12 S32 $
FOP=[ORIG=-21,0] N18 W41 S18 E12 S6 E27 N6 E2 $
FGR=[ORIG=-88,11] S27 E26 N24 W21 N3 W5 $
FOP=[ORIG=-53,34] S8 E20 N8 W20 $.

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	0	0	3	100	4,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
4	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2021	2020		100	4,500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 30,036

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	0.55	50,000.00	27,500.00	27,500							

REVIEW DATE 01/11/2023 BY KS Total Acres: 2.64 Total Land Value: 27,500 Market: 0 Agricultural: 0 Common: 27,500 PRINTED 11/17/2026 BY SYS