LOT 2 BLOCK A OAKHAVEN S/D UNIT

874-724, 968-1363, 971-2431,

WATSON BRANDY ALEXANDER
P O BOX 1834
LAKE CITY, FL 32056-1834

2026

12-3S-15-00167-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

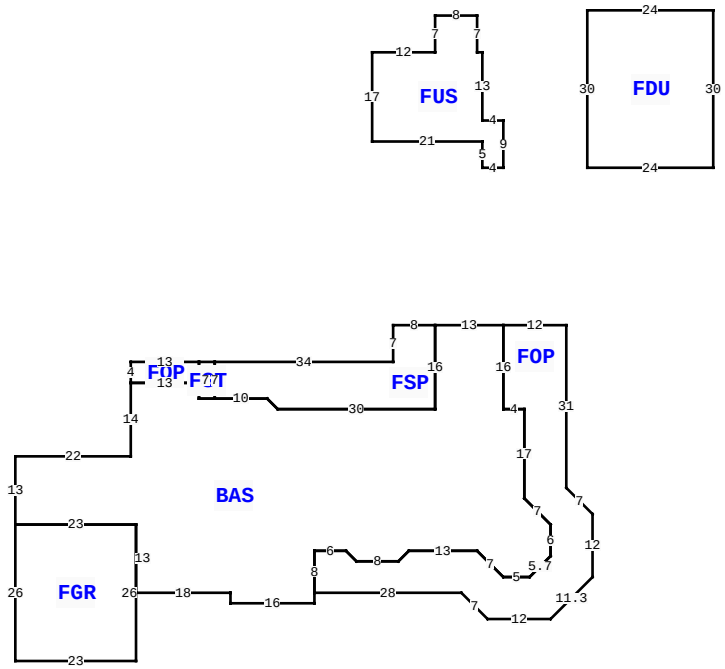
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	12315.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,018	100		3,018	324,230
FDU	720	60		432	46,411
FGR	598	55		329	35,345
FOP	52	30		16	1,719
FOP	853	30		256	27,502
FSP	412	40		165	17,726
FST	21	55		12	1,289
FUS	449	100		449	48,237
TOTALS	6,123			4,677	502,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,677	119.2906	135.99	636,025	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 3467 HX Base Yr 2005



836 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		502,460
TOTAL MARKET OB/XF VALUE		26,702
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		589,162
SOH/AGL Deduction		214,988
ASSESSED VALUE		374,174
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,763
TOTAL JUST VALUE		589,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35394	STORAGE	364	06/05/2017
21393	POOL	85	01/06/2004
20919	SFR	553	07/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/2431	1/07/2003	WD	Q	V	03	100
GRANTOR: EDWARD S & YVONNE HAR						
GRANTEE: BRANDY ALEXANDER						
0968/1363	11/26/2002	WD	Q	I	03	98,000
GRANTOR: BRANDY ALEXANDER						
GRANTEE: EDWARD & YVONNE HAR						

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	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0280	POOL R/CON	0	100	14	36	504.00	UT	70.00	70.00	100	2004	2004	3	43	15,170	
3	0282	POOL ENCL	0	100	32	37	1,184.00	UT	15.00	15.00	100	2004	2004	3	40	7,104	
4	0166	CONC,PAVMT	0	100	0	0	1,064.00	UT	2.00	2.00	100	2004	2004	3	100	2,128	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 S16 W30 U2L2 W10 W3 N3 W13 S14 W22 S13 E23 S13 E18 S2 E16 N2 N8 E6 D2R2 E8 U2R2 E13 D5R5 E5 U4R4 N6 U5L5 N17 W4 N16 $
FOP=[ORIG=-36,51] E28 D5R5 E12 U8R8 N12 U5L5 N31 W12 S16 E4 S17 D5R5 S6 D4L4 W5 U5L5 W13 D2L2 W8 U2L2 W6 S8 $
FDU=[ORIG=40,-30] N30 W24 S30 E24 $
FGR=[ORIG=-93,38] S26 E23 N26 W23 $
FUS=[ORIG=0,-30] N9 W4 N13 W1 N7 W8 S7 W12 S17 E21 S5 E4 $
FSP=[ORIG=-13,0] W8 S7 W34 S7 E10 D2R2 E30 N16 $
FOP=[ORIG=-58,11] N4 W13 S4 E13 $
FST=[ORIG=-55,14] N7 W3 S7 E3 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,702

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/23/2023 BY KS Total Acres: 4.02 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 05/12/2026 BY SYS