LOT 5 BLOCK A OAKHAVEN S/D UNIT
854-2256, LE 1517-2531

MORGAN STEPHEN J/MORGAN DIANE L
290 NW INDIAN POND CT
LAKE CITY, FL 32055

2027

12-3S-15-00167-205

BUILDING CHARACTERISTICS

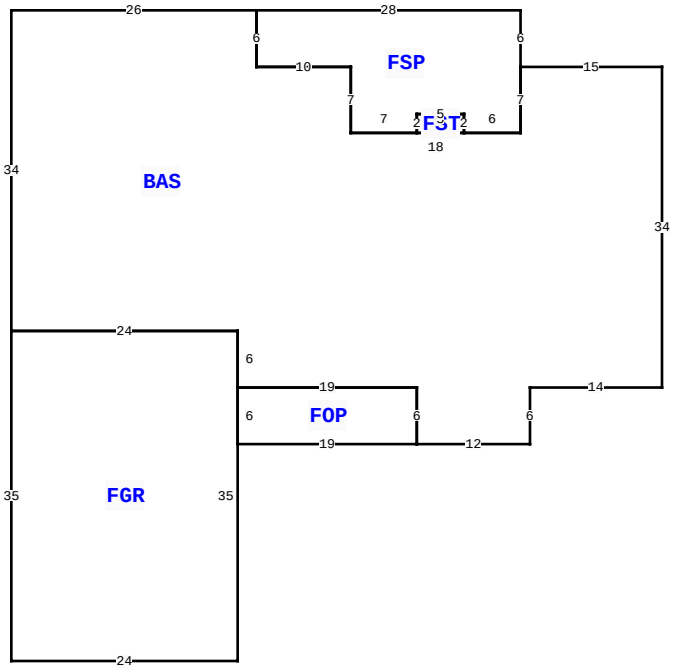
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	2,304	100		2,304	236,109
FGR	840	55		462	47,345
FOP	114	30		34	3,485
FSP	284	40		114	11,682
FST	10	55		6	615
TOTALS	3,552			2,920	299,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,920	128.1500	140.96	411,603	1999	1999	0	0	0	27.30	72.70

1 SINGLE FAM 100% - 2000 Heated Area: 2304 HX Base Yr 2000



290 NW INDIAN POND CT, 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	0294	SHED WOOD/	0	100	11	23	253.00	UT	4.00	4.00	100	1999	1999	3	100	1,012	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1,254.00	UT	1.50	1.50	100	1999	1999	3	100	1,881	
4	0210	GARAGE U	0	100	26	40	1,040.00	UT	16.00	16.00	100	2010	2010	3	100	16,640	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		299,235
TOTAL MARKET OB/XF VALUE		20,933
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		380,168
SOH/AGL Deduction		109,946
ASSESSED VALUE		270,222
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,811
TOTAL JUST VALUE		380,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28329	GARAGE	195	01/20/2010
14954	SFR	360	01/19/1999
11966	SFR	330	12/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2531	6/11/2024	LE	U	I	14	100
GRANTOR: MORGAN STEPHEN J (ENH						
GRANTEE: MORGAN STEPHEN DOUG						
0854/2256	3/06/1998	WD	Q	V		26,000
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: STEPHEN & DIANE MOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N6 W28 S6 E10 S7 E7 FST= E5 N2 W5 S2$ N2 E5 S2 E6 N7$ S7 W18 N7 W10 N6 W26 S34 FGR= S35 E24 N35 W24$ E24 S6 FOP= S6 E19 N6 W19$ E19 S6 E12 N6 E14 N34$.

LAND DESCRIPTION

TOTAL OB/XF 20,933

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 01/24/2023 BY KS Total Acres: 4.03 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS