LOT 6 BLOCK A OAKHAVEN S/D UNIT
856-1017, PB 1452-327, DC 1453-3

YOUNG GREGORY KEITH/PIENTKA JODIE LYNN
352 NW INDIAN POND CT
LAKE CITY, FL 32055

**2027**

**12-3S-15-00167-206**

## BUILDING CHARACTERISTICS

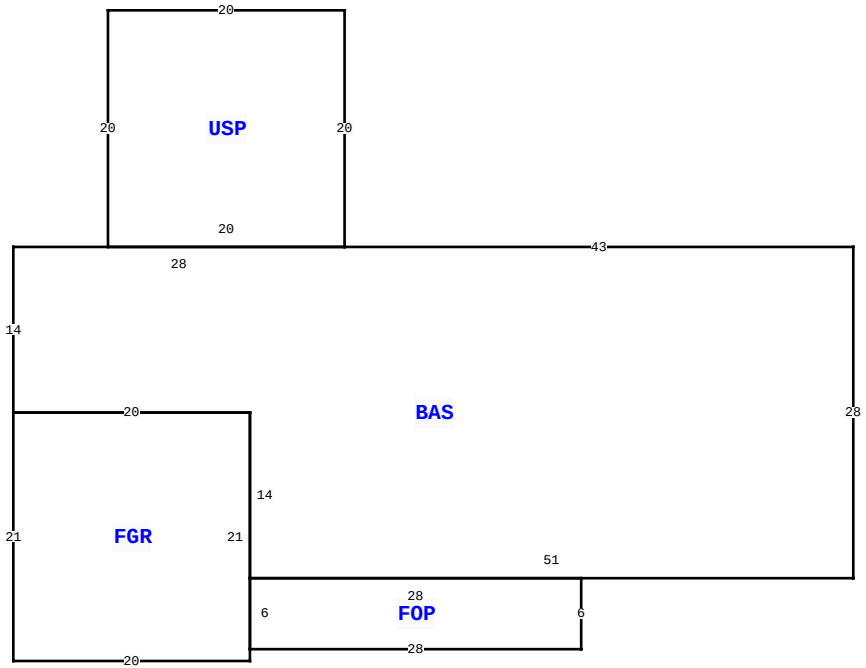
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,708 | 100 | | 1,708 | 205,038 |
| FGR | 420 | 55 | | 231 | 27,730 |
| FOP | 168 | 30 | | 50 | 6,003 |
| USP | 400 | 35 | | 140 | 16,806 |
| TOTALS | 2,696 | | | 2,129 | 255,577 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,129 | 128.3931 | 141.23 | 300,679 | 1999 | 2010 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1708 HX Base Yr 2024




352 NW INDIAN POND CT, 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 | 0166 | CONC,PAVMT | 0 | 100 | 20 | 20 | 400.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 600 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1,600.00 | UT | 4.00 | 4.00 | 70 | 1999 | 1999 | 3 | 70 | 4,480 | |
| 3 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 16,500.00 | 16,500.00 | 100 | 2023 | 2022 | | 100 | 16,500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 255,577 |
| TOTAL MARKET OB/XF VALUE | 21,580 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 337,157 |
| SOH/AGL Deduction | 136,767 |
| ASSESSED VALUE | 200,390 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 148,979 |
| TOTAL JUST VALUE | 337,157 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 341,808 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045528 | Storage Building | 20,985 | 09/22/2022 |
| 000044833 | Roof Replacement | 12,779 | 06/29/2022 |
| 14931 | SFR | 190 | 01/13/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1497/314 | 8/09/2023 | WD | Q | I | 01 | 445,000 |
| GRANTOR: KLINE RYAN | | | | | | |
| GRANTEE: YOUNG GREGORY KEITH | | | | | | |
| 1460/1845 | 2/17/2022 | PR | U | I | 19 | 255,000 |
| GRANTOR: BRANNON WILLIAM B JR. | | | | | | |
| GRANTEE: KLINE RYAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W43 USP= N20 W20 S20 E20$ W28 S14 FGR= S21 E20 N21 W20$ E20 S14 FOP= S6 E28 N6 W28$ E51 N28$.

## LAND DESCRIPTION

TOTAL OB/XF 21,580

| 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 09/27/2023 BY ME Total Acres: 4.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS