

LOT 1 BLOCK B OAKHAVEN S/D
 UNIT 2. 878-1180, 925-3082,
 QC 1245-1900, WD 1417-1141

ROSS RHONDA R/ROSS ARTHUR R
 407 NW INDIAN POND CT
 LAKE CITY, FL 32055-8021

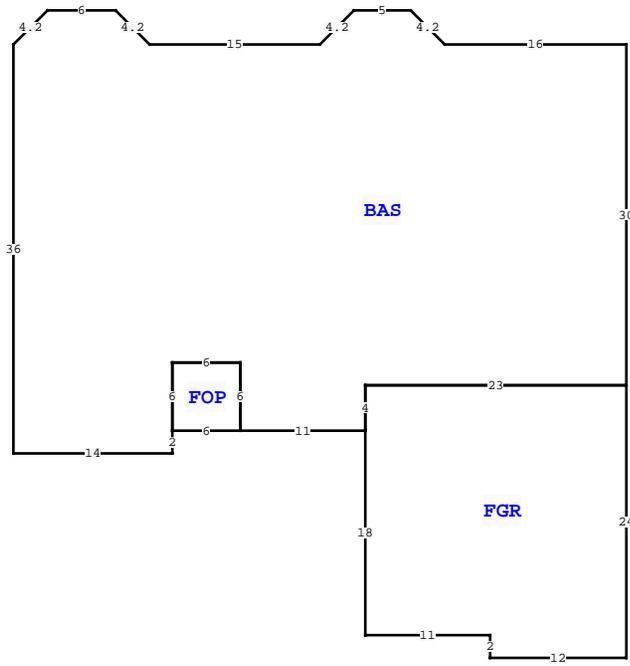
2026

12-3S-15-00167-208



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	12315.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,787	100	
FGR	530	55	
FOP	36	30	
TOTALS	2,353		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 2022										
Heated Area: 1787 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		242,052		
TOTAL MARKET OB/XF VALUE		9,726		
TOTAL LAND VALUE - MARKET		69,000		
TOTAL MARKET VALUE		320,778		
SOH/AGL Deduction		40,010		
ASSESSED VALUE		280,768		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		229,357		
TOTAL JUST VALUE		320,778		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		314,438		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21742	POOL	150,000	04/14/2004
20596	SFR	307	04/10/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1141	8/17/2020	WD Q	I	I	01	237,000
GRANTOR: JULIA DE JESUS & ANA						
GRANTEE: RHONDA R & ARTHUR R						
1245/1900	11/20/2012	QC U	I	I	11	100
GRANTOR: JULIA DE JESUS & ANA						
GRANTEE: JULIA DE JESUS & AN						

EXTRA FEATURES																							
L N	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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200								
2	0166	CONC, PAVMT	0	100	0	552.00	UT	2.00	2.00	100	2003	2003	3	100	1,104								
3	0280	POOL R/CON	0	100	10	220.00	UT	70.00	70.00	100	2004	2004	3	43	6,622								
4	0169	FENCE/WOOD	0	100	0	1.00	UT	800.00	800.00	100	2023	2022		100	800								
TOTALS													2,353										

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W16 L3 U3 W5 D3 L3 W15 L3 U3 W6 D3 L3 S36 E14 N2 FOP= E6 N6 W6 S6\$ N6 E6 S6 E11 FGR= S18 E11 S2 E12 N24 W23 S4\$ N4 E23 N30\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.15	60,000.00	69,000.00	69,000								