LOT 2 BLOCK B OAKHAVEN S/D UNIT
841-2012, QC 1265-1371, LE 1386-

ASS INVESTMENTS LLC
364 NW INDIAN POND CT
LAKE CITY, FL 32055

2027

12-3S-15-00167-209

BUILDING CHARACTERISTICS

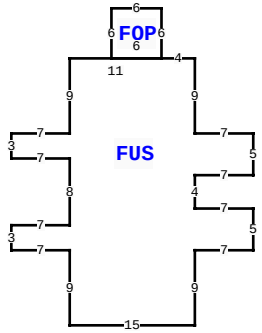
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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/

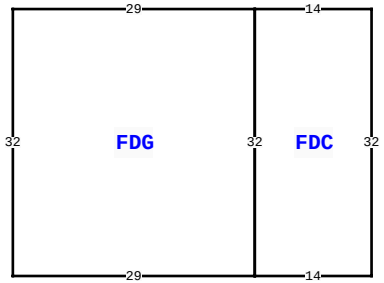
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FDC	448	35		157	18,822
FDG	928	60		557	66,774
FOP	36	30		11	1,318
FUS	592	100		592	70,969
TOTALS	2,004			1,317	157,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	149.2920	164.22	216,278	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 0% - 2026 Heated Area: 592 HX Base Yr





327 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	0	0	0	1,265.00	UT	2.00	2.00	100	2002	2002	3	100	2,530	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	157,883
TOTAL MARKET OB/XF VALUE	8,530
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	226,413
SOH/AGL Deduction	0
ASSESSED VALUE	226,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,413
TOTAL JUST VALUE	226,413
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,288

SALE:1:1: SALE IS LOW FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050247	Electrical Servic	0	07/01/2024
38017	MAINT/ALTR	100	04/23/2019
19134	GARAGE	134	01/18/2002
13639	SFR	495	02/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2312	8/10/2026	WD	Q	I	01	500,000
GRANTOR: HIZER JAMES E REVOCAB						
GRANTEE: ASS INVESTMENTS LLC						
1386/1295	5/31/2019	LE	U	I	14	100
GRANTOR: JAMES E HIZER						
GRANTEE: JAMES EDWARD HIZER						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[ORIG=0,0] E29 N32 W29 S32 $
FUS=[ORIG=0,-40] N9 E7 N5 W7 N4 E7 N5 W7 N9 W4 W11 S9 W7 S3 E7 S8 W7 S3 E7 S9 E15 $
FDC=[ORIG=29,0] E14 N32 W14 S32 $
FOP=[ORIG=-4,-72] N6 W6 S6 E6 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,530

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 4.02 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS