

LOT 4 BLOCK B OAKHAVEN S/D
 UNIT 2. ORB 818-1670,
 WD 1055-2771.

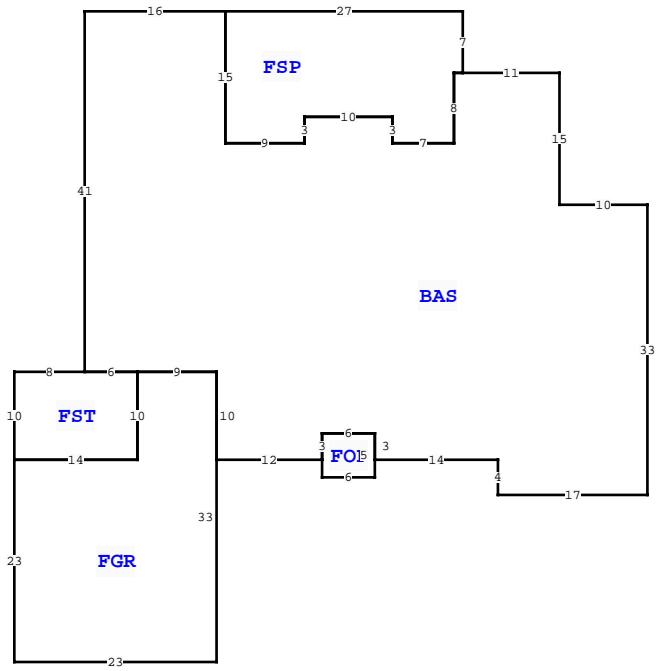
MUSTO LINDA
 175 NW INDIAN POND CT
 LAKE CITY, FL 32055

2026

12-3S-15-00167-211


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	12	HARDWOOD	30
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	09	09	
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	2,500	100	
FGR	619	55	
FOP	30	30	
FSP	367	40	
FST	140	55	
TOTALS	3,656		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,073	150.3112	168.35	517,340	1999	2000	0	0	25.00	75.00
1 SINGLE FAM 100% - 2006 Heated Area: 2500 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				388,005		
TOTAL MARKET OB/XF VALUE				7,540		
TOTAL LAND VALUE - MARKET				63,000		
TOTAL MARKET VALUE				458,545		
SOH/AGL Deduction				180,078		
ASSESSED VALUE				278,467		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				227,056		
TOTAL JUST VALUE				458,545		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				458,468		
SALE:1:1: LOT 4 BLK B UNIT 2						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000052144	Roof Replacement	46,268	01/27/2025			
15327	SFR	395	04/02/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1055/2771	8/19/2005	WD Q	Q	I		375,000
GRANTOR: ROSEMARY G & CORNELIU						
GRANTEE: LINDA MUSTO						
0818/1670	3/06/1996	WD Q	Q	V		30,000
GRANTOR: ROBERTS LAND & TIMBER						
GRANTEE: ROSEMARY G SCHMIDT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W10 N15 W11 FSP= N7 W27 S15 E9 N3 E10 S3 E7 N8 E1\$ W1 S8 W7 N3 W10 S3 W9 N15 W16 S41 FST= W8 S10 E14 N10 W6\$ E6 FGR= S10 W14 S23 E23 N33 W9\$ E9 S10 E12 FOP= S2 E6 N5 W6 S3\$ N3 E6 S3 E14 S4 E17 N33\$.						

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	0166	CONC,PAVMT	0	100	0	1,096.00	UT	2.50	2.50	100	1999	1999	3	100	2,740							
2	0120	CLFENCE	4	0	100	300.00	UT	6.00	6.00	100	2005	2005	3	100	1,800							
3	0296	SHED METAL	0	100	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000							
TOTALS												3,656									388,005	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	60,000.00	63,000.00	63,000							