

LOT 12 SOUTH POINTE S/D.
919-315, PB 1017-872 THRU 879, D

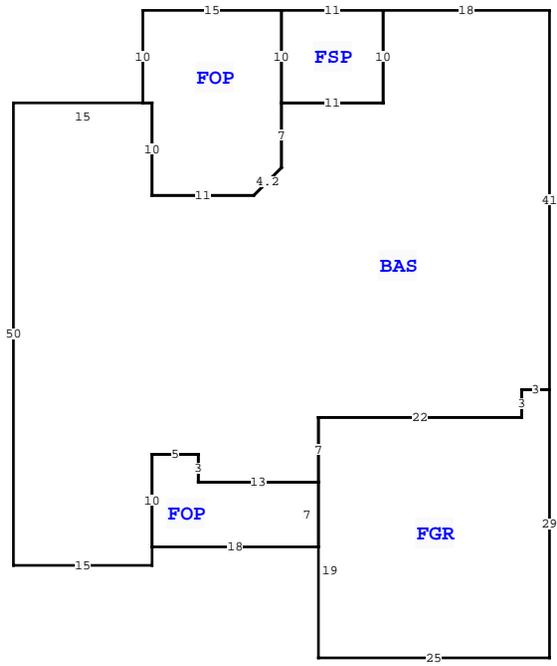
KISIEL JAN F
402 SW ADOBE POINTE LANE
LAKE CITY, FL 32024

2026

17-4S-16-03051-112

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 Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.1	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	17416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,359	100	
FGR	659	55	
FOP	141	30	
FOP	286	30	
FSP	110	40	
TOTALS	3,555		

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%	- 2006	139.64	403,979	2003	2003	0	0	22.00	78.00
Heated Area: 2359 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			315,104
TOTAL MARKET OB/XF VALUE			57,966
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			433,070
SOH/AGL Deduction			111,487
ASSESSED VALUE			321,583
TOTAL EXEMPTION VALUE	13 HX HB		321,583
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			433,070
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			420,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055041	Roof Replacement	7,268	02/18/2026
000053124	Generator		05/16/2025
19119	SFR	349	01/16/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/573	4/18/2025	LE U		I	14	100
GRANTOR: KISIEL JAN F (LE)						
GRANTEE: KISIEL MISTY LEE (R)						
1453/632	11/22/2021	LE U		I	14	100
GRANTOR: KISIEL JAN F						
GRANTEE: KISIEL JAN F						

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	5,735.00	UT	2.50	2.50	100	2003	2003	3	100	14,338	
2	0020	BARN, FR	0	100	32	1,696.00	UT	13.00	13.00	100	2003	2003	3	100	22,048	
3	0060	CARPORT F	0	100	18	360.00	UT	5.00	5.00	50	2006	2006	3	50	900	
4	0166	CONC, PAVMT	0	100	32	1,024.00	UT	2.50	2.50	100	2006	2006	3	100	2,560	
5	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
6	0210	GARAGE U	0	100	24	720.00	UT	16.00	16.00	100	2014	2014	3	100	11,520	
8	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
TOTALS															57,966	

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	1.00	60,000.00	60,000.00	60,000							