

LOTS 8, 9, & 10 BLOCK A OAKHAVEN
825-2555, 827-1775, 884-1560, DC

KISELICK DAVID
406 NW INDIAN SPRINGS DR
LAKE CITY, FL 32055

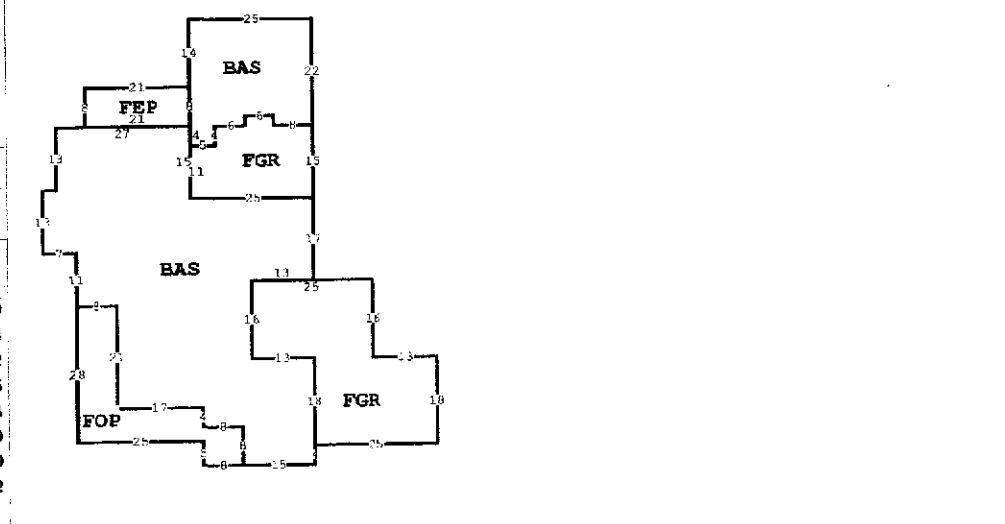
2026

12-3S-15-00167-009



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	01 NONE 100
Stories	1.1 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MO.	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,262	125.7993	140.90	600,516	1998	1998	0	0	27.68	72.32



QUALITY	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	12315.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	558	100		558	56,859
BAS	2,388	100		2,388	243,334
FDU	572	60		343	34,952
FEP	168	80		134	13,655
FGR	367	55		202	20,584
FGR	850	55		468	47,689
FOP	156	30		47	4,789
FOP	407	30		122	12,432

TOTALS 5,466 4,262 434,293
406 NW INDIAN SPRINGS DR, LAKE CITY
BLD DATE 05/15/2023
LGL DATE 05/15/2023
XF DATE
INC DATE
MLU

EXTRA FEATURES																
L N	OBX/CF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/CF MKT VALUE	NOTES
1	0166	CONC. PAVMT	0 100	0	0	3,695.00	UT 1.50		1.50	100	1998	1998	3	100	5,543	
2	0166	CONC. PAVMT	0 100	0	0	1.00	UT 0.00		0.00	100	1998	1998	3	100	2,500	
3	0119	MASONRY WA	0 0	0	0	1.00	UT 0.00		0.00	100	2016	2016	3	100	500	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT 0.00		0.00	100	2016	2016	3	100	1,500	

TOTAL OB/CF 10,043

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LAND UTS	UNIT TYPE	D T	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		RSE-1	0.00	0.00	3.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	120,000							

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	Tax Dist:	STANDARD
Tax Group: 3		
BUILDING MARKET VALUE		434,293
TOTAL MARKET OB/CF VALUE		10,043
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		564,336
SCH/AGL Deduction		188,110
ASSESSED VALUE		376,226
TOTAL EXEMPTION VALUE	HX HB NR	55,722
BASE TAXABLE VALUE		320,504
TOTAL JUST VALUE		564,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,521

XFOB:2:1: ITEM-2 ON XFOB CONCRETE BLK WALL
PRMT:2:1: HOBBY BUILDING & UTILITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13628	GARAGE	100	02/12/1998
12659	SFR	415	06/13/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2405	2/07/2024	LE	U	I	14	100

GRANTOR: KISELICK DAVID (ENH L)
GRANTEE: KISELICK DAVID PAUL
0827/1775 9/06/1996 WD U V 34 35,000
GRANTOR: ROBERTS LAND & TIMBER
GRANTEE: KISELICK DAVID & ET

BUILDING NOTES

BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W27 S13 W3 S13 E7 S11 E8 S21 E17 S4 E8 S8 E15 N4 N13 W13 N16 F13 N17 W25 N25 S														
FGR=[ORIG=25,74] E25 N18 W23 N16 W25 S16 F13 S18 S														
FDU=[ORIG=0,-30] N26 W22 S26 E22 S														
BAS=[ORIG=0,0] S8 S4 E5 N4 E6 N2 E5 S2 E8 N22 W25 S14 S														
FOP=[ORIG=-23,45] S28 E25 S5 E8 N8 W8 N4 W17 N21 W8 S														
FGR=[ORIG=25,23] N15 W8 N2 W6 S2 W6 S4 W5 S11 E25 S														
FEP=[ORIG=0,0] W21 S8 E21 N8 S														
FOP=[ORIG=-22,-56] W6 S26 E6 N25 S														