W DIV: SE1/4 OF BLOCK 314.

PB 953-2613, PR 962-2379, DC 987

CARLUCCI NICHOLAS DAVID
268 SE PRESS RUTH RD
LAKE CITY, FL 32025

2026

00-00-00-12264-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

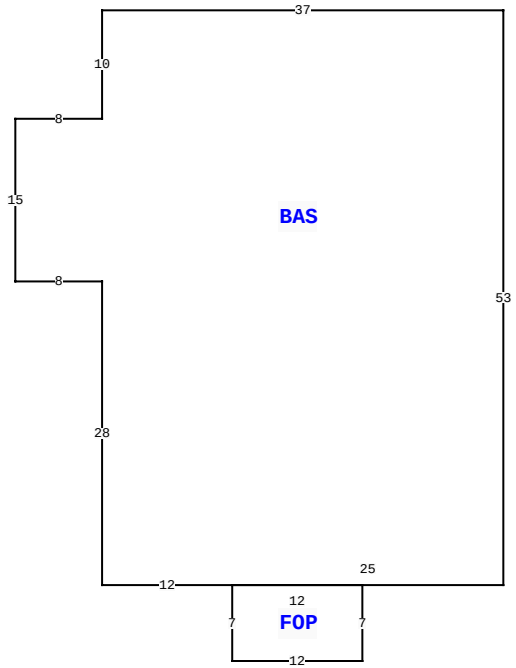
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,081	100		2,081	145,518
FOP	84	30		25	1,749
TOTALS	2,165			2,106	147,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,106	96.0498	107.58	226,563	1915	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2081 HX Base Yr



313 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	147,266
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	10,826
TOTAL MARKET VALUE	158,492
SOH/AGL Deduction	0
ASSESSED VALUE	158,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,492
TOTAL JUST VALUE	158,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0670		10,000	08/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/151	7/14/2025	WD	Q	I	01	107,200
GRANTOR: STLWFAR FOUNDATION CO						
GRANTEE: CARLUCCI NICHOLAS D						
1510/1585	3/18/2024	WD	U	I	11	100
GRANTOR: STLWFAR, LLC						
GRANTEE: STLWFAR FOUNDATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S10 W8 S15 E8 S28 E12 FOP= S7 E12 N7 W12$E25 N53$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

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			0.00	0.00	5,698.00	SF		1.00	1.00	1.00	0.95	0.95	5,413							
2	0000	C	VAC RES	0			0.00	0.00	5,698.00	SF		1.00	1.00	1.00	0.95	0.95	5,413							

REVIEW DATE 10/20/2022 BY ME Total Acres: 0.26 Total Land Value: 10,826 Market: 0 Agricultural: 0 Common: 10,826 PRINTED 11/18/2025 BY SYS