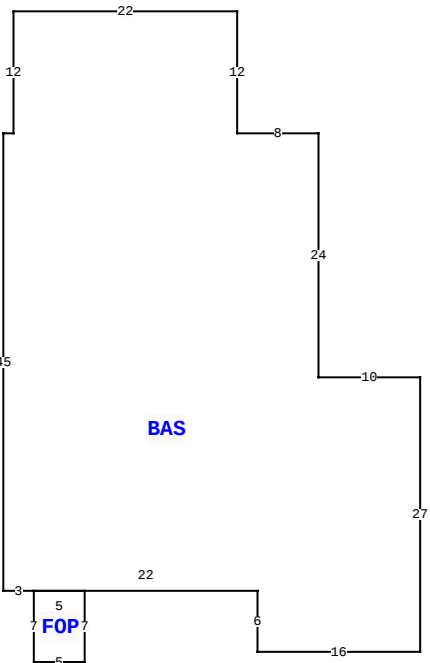


MINNICH RONALD L/MINNICH CASSANDRA
2963 230TH ST
LAKE CITY, FL 32024

2026

00-00-00-12747-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	VINYL SID 100		0100	01	1,975	103.7520	116.20	229,495	1943	1995	0	0	0	35.00	65.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 0													Heated Area: 1965					HX Base Yr											
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					149,172									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					200									
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET					14,456									
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE					163,828									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					0									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					163,828									
Bedrooms			4 100																	TOTAL EXEMPTION VALUE					0									
Bathrooms			1 100																	BASE TAXABLE VALUE					163,828									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					163,828									
Stories		1.	1. 100																	NCON VALUE					0									
Architectual		05	CONV 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE					163,828																								
Condition Adj		03	03 100		PERMIT NUM 14-068 DESCRIPTION MAINT/ALTR AMT 50 ISSUED 02/25/2014 SALES DATA <table><thead><tr><th>OFF RECORD Number</th><th>DATE</th><th>TYPE INST</th><th>Q U</th><th>V I</th><th>RSN CD</th><th>SALE PRICE</th></tr></thead><tbody><tr><td>1539/1506</td><td>4/17/2025</td><td>LE</td><td>U</td><td>I</td><td>14</td><td>0</td></tr></tbody></table> GRANTOR: MINNICH RONALD L GRANTEE: MINNICH RONALD L (E 1053/1710 8/01/2005 WD Q I 91,000 GRANTOR: JONATHAN L WARD JR GRANTEE: RONALD L & CASSANDR BUILDING NOTES BUILDING DIMENSIONS BAS= W22 S12 W1 S45 E3 FOP= S7 E5 N7 W5\$ E22 S6 E16 N27 W10 N 24 W8 N12\$.															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1539/1506	4/17/2025	LE	U	I	14	0	
OFF RECORD Number	DATE	TYPE INST	Q U	V I																RSN CD	SALE PRICE													
1539/1506	4/17/2025	LE	U	I																14	0													
Kitchen Adjus		01	01 100																															
Quality		05	05																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA																	06														
NEIGHBORHOOD/LOC		850317.00	1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA																SUBAREA MARKET VALUE														
BAS	1,965	100		1,965																148,416														
FOP	35	30		10	755																													
TOTALS		2,000		1,975	149,172																													
EXTRA FEATURES					136 SW NASSAU ST, LAKE CITY										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																		
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																		
LAND DESCRIPTION										TOTAL OB/XF										200														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND 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	0		*R0	0.00	0.00	6,425.00	SF		1.00	1.00	1.00	2.25	2.25	14,456																	