E DIV: 70 FT OFF N END OF E1/2 O
260.

COURSON JERRY W/COURSON TARA O
P O BOX 966
LAKE CITY, FL 32056

2026

00-00-00-13243-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

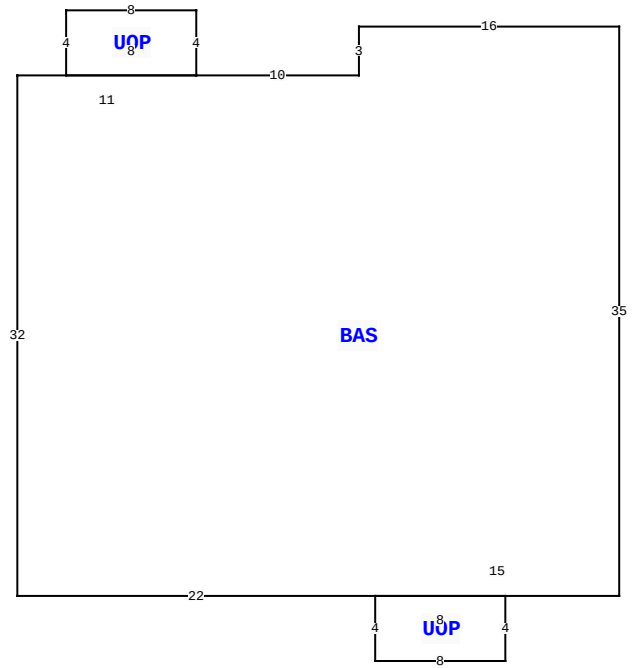
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	72,472
UOP	32	20		6	353
UOP	32	20		6	353
TOTALS	1,296			1,244	73,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,244	80.8024	90.50	112,582	1916	1916	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1232 HX Base Yr



258 SE NASSAU 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	73,178
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	3,458
TOTAL MARKET VALUE	77,136
SOH/AGL Deduction	360
ASSESSED VALUE	76,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,776
TOTAL JUST VALUE	77,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,136

SALE:3:1: PLEASE CHECK

LAND:1:1: 32-3S-17 NW1/4

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1231/1759	3/08/2012	WD	U	I	12	14,800
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: JERRY W & TARA O CO						
1225/1761	11/16/2011	CT	U	I	11	100
GRANTOR: CLERK OF COURT (ALLIS						
GRANTEE: FLORIDA CREDIT UNIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S3 W10 UOP= N4 W8 S4 E8$ W11 S32 E22 UOP= S4 E8 N4 W8$ E15 N35$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 500

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		00	0.00	0.00	3,640.00	SF		1.00	1.00	1.00	0.95	0.95	3,458							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.08 Total Land Value: 3,458 Market: 0 Agricultural: 0 Common: 3,458 PRINTED 11/17/2025 BY SYS