S DIV: LOTS 4, 5, 6 & 7 BLOCK B
PB 822-2038,, LE 837-1097, PB 11

TYLER KAYLEN NICHOLE
161 SW CRESCENT ST
LAKE CITY, FL 32025

2026

00-00-00-14237-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

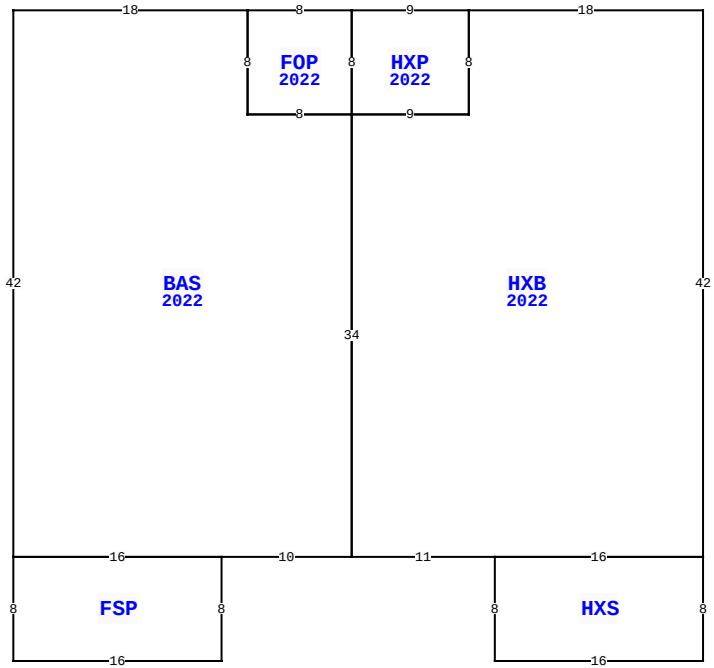
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		2 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,028	100	2022	1,028	70,392
FOP	64	30	2022	19	1,301
FSP	128	40		51	3,492
HXB	1,062	100	2022	1,062	72,721
HXP	72	30	2022	22	1,507
HXS	128	40		51	3,492
TOTALS	2,482			2,233	152,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,233	107.4150	91.30	203,873	1930	2005	0	0	0	25.00	75.00

1 DUPLEX 50% - 2022 Heated Area: 2090 HX Base Yr 2022



161 SW CRESCENT 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		152,905
TOTAL MARKET OB/XF VALUE		4,050
TOTAL LAND VALUE - MARKET		18,525
TOTAL MARKET VALUE		175,480
SOH/AGL Deduction		9,245
ASSESSED VALUE		166,235
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		115,513
TOTAL JUST VALUE		175,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/994	4/16/2021	WD	Q	I	01	183,000
GRANTOR: RDR PROPERTIES OF						
GRANTEE: TYLER KAYLEN NICHOL						
1315/2568	5/31/2016	WD	Q	I	01	53,000
GRANTOR: WILLIAM DALBO MCDUFFI						
GRANTEE: RDR PROPERTIES OF N						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=2022;ORIG=-14,8] S34 E11 E16 N42 W18 S8 W9 $
BAS=[YR=2022;ORIG=-40,0] S42 E16 E10 N34 W8 N8 W18 $
FSP=[ORIG=-40,42] S8 E16 N8 W16 $
HXS=[ORIG=-3,42] S8 E16 N8 W16 $
HXP=[YR=2022;ORIG=-14,0] S8 E9 N8 W9 $
FOP=[YR=2022;ORIG=-22,0] S8 E8 N8 W8 $
.

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	0200	GARAGE F	0	50	20	33	1.00	UT	0.00	0.00	100	0	0	3	100	1,650	
2	0190	FPLC PF	0	50	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 4,050

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	0300	C	MULTI-FAM	50		*RSF-2	0.00	0.00	24,700.00	SF		1.00	1.00	1.00	0.75	0.75	18,525							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.57 Total Land Value: 18,525 Market: 0 Agricultural: 0 Common: 18,525 PRINTED 11/07/2025 BY SYS