

COMM NW COR SEC, RUN S 984 FT,
E 3.60 FT TO E R/W LINE OF
SW WALTER AVE, S ALONG R/W

SCOTT NICHOLAS F/SCOTT KAREN
1468 SW MAIN BLVD STE 105
LAKE CITY, FL 32025

2026

01-5S-16-03397-011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100		1,969	151,022
FGR	744	55		409	31,370
FOP	102	30		31	2,378
FSP	336	40		134	10,278
FST	112	55		62	4,755
UDG	440	55		242	18,561
UOP	180	20		36	2,761

TOTALS 3,883 2,883 221,126

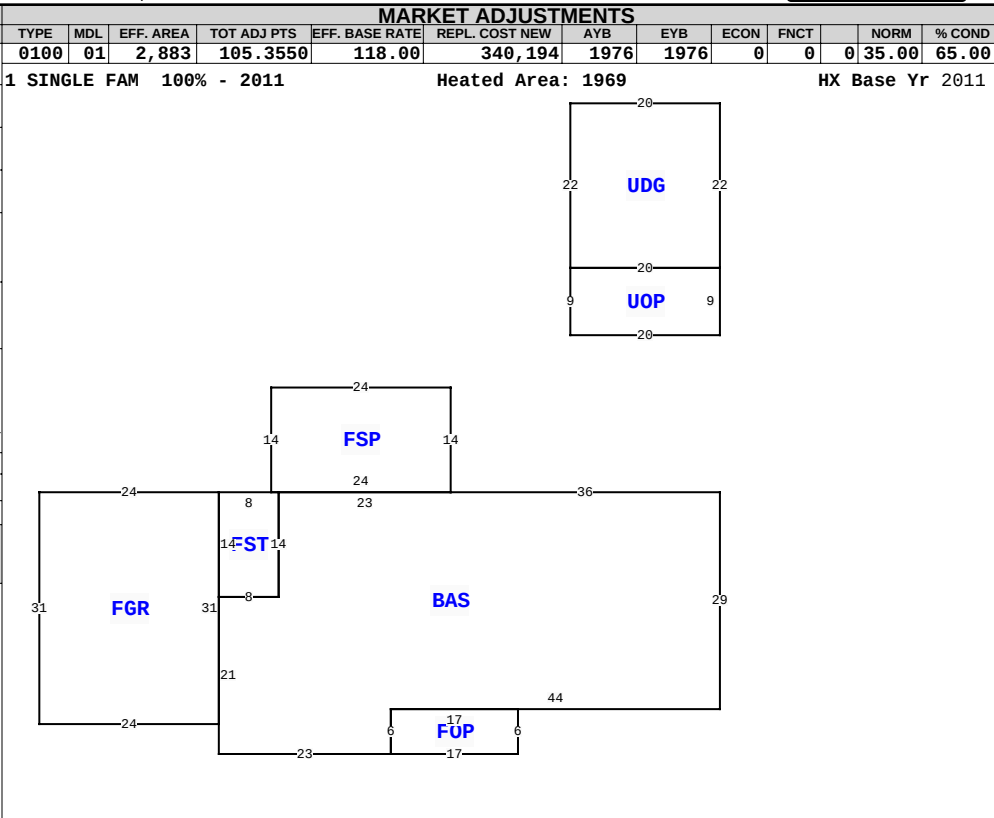
EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
4	0282	POOL ENCL	0 100	0	0	1,000.00	UT	15.00	15.00	100	1990	1990	3	40	6,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE 09/05/2019 BY KR



579 SW WALTER AVE, LAKE CITY

TOTAL OB/XF 22,336																
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	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
4	0282	POOL ENCL	0 100	0	0	1,000.00	UT	15.00	15.00	100	1990	1990	3	40	6,000	

LAND DESCRIPTION

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	

REVIEW DATE 09/05/2019 BY KR Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,126
TOTAL MARKET OB/XF VALUE		22,336
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		263,462
SOH/AGL Deduction		113,358
ASSESSED VALUE		150,104
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		94,382
TOTAL JUST VALUE		263,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27259	REMODEL	100	08/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1245/1925	12/03/2012	WD	U	I	11	100

GRANTOR: NICHOLAS F SCOTT
GRANTEE: NICHOLAS F SCOTT &
1193/0877 4/22/2010 WD Q I 01 138,000
GRANTOR: ELIZABETH SMITH
GRANTEE: NICHOLAS F SCOTT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= N14 W24 S14 E24\$ W23 FST= W8 FGR= W24 S31 E24
N31\$ S14 E8N14\$ S14W8 S21 E23 FOP= E17N6 W17S6\$ N6 E44 N29\$
PTR= N30 UDG= N22 W20 S22 UOP= S9 E20 N9 W20\$ E20\$ S30\$.

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