W1/2 OF LOT 6 ROSE CREEK PLANTAT
ALSO DESC: BEG AT NW COR OF LOT
LINE LOT 6 690.10 FT TO N R/W GO

HART ISAAC/HART MARLENE
159 SW GOVERNORS GLN
LAKE CITY, FL 32024

2026

01-5S-16-03406-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

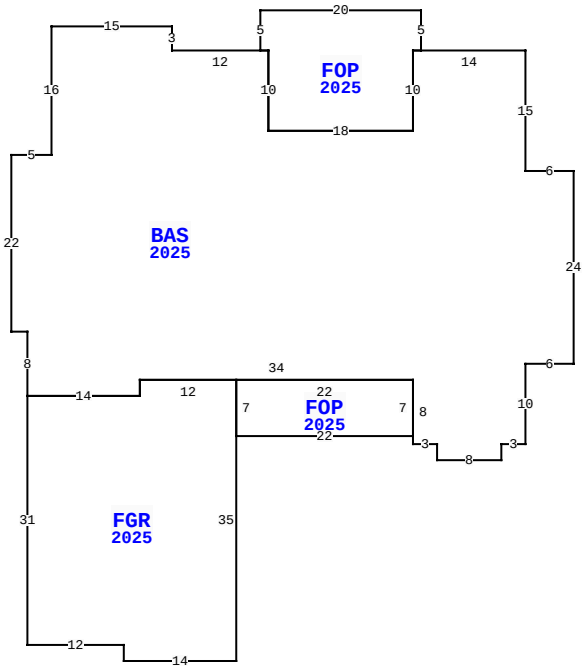
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2.5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1516.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2025	2,712	329,596
FGR	858	55	2025	472	57,364
FOP	154	30	2025	46	5,591
FOP	280	30	2025	84	10,209
TOTALS	4,004			3,314	402,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,314	109.6100	122.76	406,827	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2712 HX Base Yr 2025



159 SW GOVERNORS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		402,759
TOTAL MARKET OB/XF VALUE		3,060
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		450,819
SOH/AGL Deduction		82,952
ASSESSED VALUE		367,867
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,145
TOTAL JUST VALUE		450,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047638	New Residential C	300,000	07/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2670	5/19/2023	WD	Q	V	01	60,000
GRANTOR: NICKELSON SCOTT A						
GRANTEE: HART ISAAC						
1161/1577	10/14/2008	WD	Q	V	01	100
GRANTOR: FITZHUGH						
GRANTEE: SCOTT A NICKELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-11,-20] W14 S10 W18 N10 W12 N3 W15 S16 W5 S22 E2 S8 E14 N2 E34 S8 E3 S2 E8 N2 E3 N10 E6 N24 W6 N15 $
FGR=[YR=2025;ORIG=-47,21] W12 S2 W14 S31 E12 S2 E14 N35 $
FOP=[YR=2025;ORIG=-24,-25] W20 S5 E1 S10 E18 N10 E1 N5 $
FOP=[YR=2025;ORIG=-47,21] E22 S7 W22 N7 $
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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	0166	CONC,PAVMT	0	100	0	0	1,020.00	UT	3.00	3.00	100	2025	2024		100	3,060	

LAND DESCRIPTION

TOTAL OB/XF 3,060

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	100		A-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,000							

REVIEW DATE 01/09/2025 BY HC Total Acres: 2.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2025 BY SYS