

NICKELSON DALE/NICKELSON KARLA
205 SW GOVERNORS GLN
LAKE CITY, FL 32024

01-5S-16-03406-206

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall032HARDIE BRD 100

Exterior Wall000N/A 0

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LAM/VNLPLK 100

Interior Floor00N/A 0

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units021. 100
0 100

Condition Adj Kitchen Adj0303 100
01 01 100

Quality0707

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1516.0500 1.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,75010020232,750350,643

BAS481002025486,121

FDG1,15260202569188,107

FGR93255202351365,411

FOP2803020238410,711

FOP40830202312215,556

FST140552023779,818

FUS9571002023957122,024

FUS504100202550464,263

TOTALS7,1715,746732,653

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10180FPLC 1STRY0100001.00UT2,000.002,000.00100202320221002,000

20166CONC,PAVMT0100001,420.00UT3.003.00100202320221004,260

30280POOL R/CON010000576.00UT70.0070.00100202420239739,110

40166CONC,PAVMT010000636.00UT3.003.00100202420231001,908

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100A-30.000.002.50AC1.001.001.0015,000.0015,000.0037,500

REVIEW DATE12/15/2024BYHCTotal Acres: 2.50Total Land Value: 37,500Market: 0Agricultural: 0Common: 37,500PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100015,746117.3700131.45755,31220222022003.0097.00

SINGLE FAM 100%- 2023Heated Area: 4259HX Base Yr 2023

11625BAS2025

11625FDG2025

14106FST2023

14106FUS2023

14106FUS2025

15123FOP2023

15123BAS2023

15123FOP2023

15123FGR2023

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE732,653

TOTAL MARKET OB/XF VALUE47,278

TOTAL LAND VALUE - MARKET37,500

TOTAL MARKET VALUE817,431

SOH/AGL Deduction114,432

ASSESSED VALUE702,999

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE652,277

TOTAL JUST VALUE817,431

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE825,388

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

1420/00019/18/2020WDUUV11100

GRANTOR: SCOTT A NICKELSON

GRANTEE: DALE & KARLA NICKEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W29 S9 S12 W34 N14 W15 S45 E5 E45
N4 E13 N25 E15 N23 \$
FUS=[YR=2023;ORIG=-20,20] W21 S8 W14 S17 E14 N6 E4 S16 E17
N10 E4 N12 W4 N13 \$
FGR=[YR=2023;ORIG=111,33] W26 S25 S10 E7 S2 E11 N2 E8 N35 \$
FUS=[YR=2025;ORIG=-39,60] E28 S18 W28 N18 \$
FOP=[YR=2023;ORIG=37,19] E34 S12 W34 N12 \$
FOP=[YR=2023;ORIG=32,62] E35 S8 W35 N8 \$
FST=[YR=2023;ORIG=-65,25] E10 S14 W10 N14 \$
FDG=[YR=2025;ORIG=-110,11] W40 S11 E6 S8 W6 S11 E40 N30 \$
BAS=[YR=2025;ORIG=-150,22] E6 S8 W6 N8 \$