COMM AT SE COR OF NE1/4 OF NE 1/
W 1582.60 FT FOR POB CONT W 491.
N 1339.35 FT E 491.35 FT, S 1339

NICELY CHERYL
1873 SW HALTIWALGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

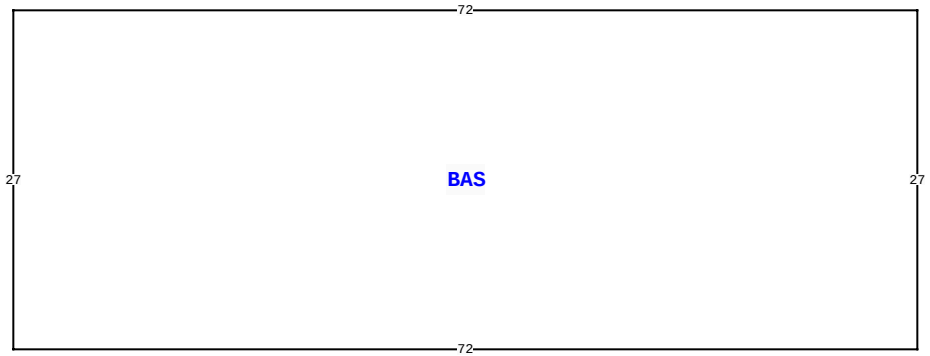
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	184,106
TOTALS	1,944			1,944	184,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,944	113.2000	106.41	206,861	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 0% - 0 Heated Area: 1944 HX Base Yr



1873 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,106
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	135,900
TOTAL MARKET VALUE	204,054
SOH/AGL Deduction	25,429
ASSESSED VALUE	178,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,625
TOTAL JUST VALUE	327,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38519	M H	454	08/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2014	5/30/2019	PR	U	V	11	100
GRANTOR: CHERYL NICELY PR FOR						
GRANTEE: CHERYL NICELY (WIDO						
0822/1518	5/22/1996	WD	Q	V	01	100
GRANTOR: JEANNE S NICELY (LIFE						
GRANTEE: JAY A NICELY (REMAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S27 E72 N27$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.10	AC		1.00	1.00	1.00	280.00	280.00	3,948							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,900							
3	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 10/29/2019 BY RP Total Acres: 15.10 Total Land Value: 12,948 Market: 126,900 Agricultural: 3,948 Common: 9,000 PRINTED 11/06/2025 BY SYS