LOT 1 BLOCK D HOLLY BROOK S/D

811-1185, 812-2047, 823-2069, 10

NICELY GARY L
124 SW WINGS TERRACE
LAKE CITY, FL 32025

2026

07-4S-17-08106-250

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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

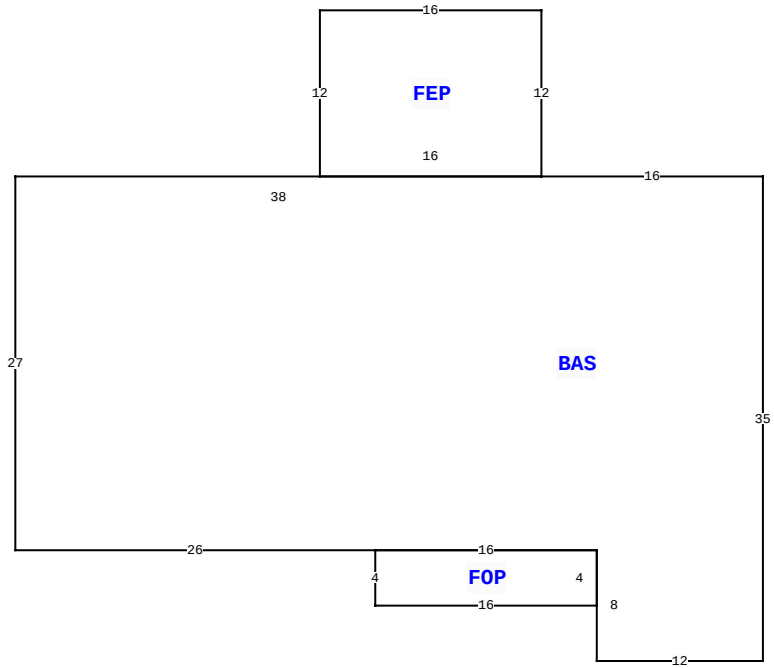
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0600	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100		1,554	121,737
FEP	192	80		154	12,064
FOP	64	30		19	1,489
TOTALS	1,810			1,727	135,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	107.6040	120.52	208,138	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1554 HX Base Yr 1997



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

124 SW WINGS TER, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		135,290
TOTAL MARKET OB/XF VALUE		20,192
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		178,607
SOH/AGL Deduction		80,034
ASSESSED VALUE		98,573
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,851
TOTAL JUST VALUE		178,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,607

LAND:1:1: .55 AC, ACCESS TO RUNWAY

PRMT:2:1: AIRPLANE HANGER

SALE:2:1: SALE INCLUDED LOTS 1 BLK D & 22 BLK A

SALE:1:1: SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11913	GARAGE	105	12/02/1996
11243	SFR	260	06/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0823/2069	5/31/1996	WD	U	V	14	18,000

GRANTOR: RAYMOND SESSIONS JR

GRANTEE: GARY L NICELY

0812/2047	10/20/1995	WD	U	V	35	15,000

GRANTOR: DANIEL CRAPPS & MATTH

GRANTEE: RAYMOND T SESSIONS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= N12 W16 S12 E16$ W38 S27 E26 FOP= S4E16N4 W16$ E16 S8 E12 N35$.

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	0006	AIRPL HGR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	18,000	
2	0166	CONC,PAVMT	0	100	0	0	1,096.00	UT	2.00	2.00	100	1996	1996	3	100	2,192	

LAND DESCRIPTION

TOTAL OB/XF 20,192

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 03/29/2017 BY DF Total Acres: 0.54 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/19/2025 BY SYS