BEG NW COR OF NW1/4 OF NE1/4, E
103.69 FT, WEST 332.86 FT TO W L
OF SEC, N 103.69 FT TO POB.

NICKELSON JOSEPH
204 SW STONERIDGE DR
LAKE CITY, FL 32024

**2026**

**12-5S-16-03585-009**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 12516.010 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 12,150 |
| TOTAL MARKET VALUE | 12,150 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 12,150 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 12,150 |
| TOTAL JUST VALUE | 12,150 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 12,150 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28711 | SFR | 465 | 07/07/2010 |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1161/2480 | 11/10/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: SOUTHEAST DEVELOPERS | | | | | | |
| GRANTEE: JOSEPH NICKELSON | | | | | | |
| 1103/0482 | 11/28/2006 | WD | Q | I | 01 | 100 |
| GRANTOR: JOSHUA NICKELSON & DA | | | | | | |
| GRANTEE: SOUTHEAST DEVELOPER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 0.81 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 12,150 | | | | | | | |

REVIEW DATE 04/27/2022 BY MLU Total Acres: 0.81 Total Land Value: 12,150 Market: 0 Agricultural: 0 Common: 12,150 PRINTED 11/07/2025 BY SYS