

BEG SW COR OF NW1/4 OF NE1/4, RU
TO S R/W OF SR-247, NE ALONG R/W
FT, SE 407.48 FT, SW 59 FT, W 32

PETERSEN JANET R/GIBSON ALICE L
123 SW NURSERY RD
LAKE CITY, FL 32024

2025

15-4S-16-02987-011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	0100SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100		1,960	159,721
FCP	540	25		135	11,001
FOP	104	30		31	2,526
FOP	160	30		48	3,912
FST	384	55		211	17,194
TOTALS	3,148			2,385	194,355

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0169	FENCE/WOOD	0	100	0	0	180.00	UT	13.50	13.50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.85	AC	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,385	111.9380	125.37	299,007	1976	1990	0	0	0 35.00	65.00

1 SINGLE FAM 100% - 2020

Heated Area: 1960

HX Base Yr 2020

123 SW NURSERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
19,959											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		194,355	
TOTAL MARKET OB/XF VALUE		19,959	
TOTAL LAND VALUE - MARKET		24,975	
TOTAL MARKET VALUE		239,289	
SOH/AGL Deduction		58,413	
ASSESSED VALUE		180,876	
TOTAL EXEMPTION VALUE		HX HB VX 13 180,876	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		239,289	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228,116	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1405/1298	1/31/2020	QC	U	I	11	100	
GRANTOR: JANET R PETERSEN & AL							
GRANTEE: JANET R PETERSEN &							
1379/2519	3/07/2019	WD	Q	I	01	189,900	
GRANTOR: KEVIN SCOTT & LINDSEY							
GRANTEE: JANET R PETERSEN &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W70 S28 E20 FOP= S4 E26N4 W26\$ E50 FCP= E27 N20 W27 S20\$ N28\$ PTR=N30 FOP= N16 W10 FST= W24 S16 E24 N16\$S16E10\$ S30\$.											