NW1/4 OF NW1/4 OF SE1/4.

387-360, 810-202,

CAPPS JENNIFER K
5147 W US 90
GREENVILLE, FL 32331

2025

15-4S-16-02988-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

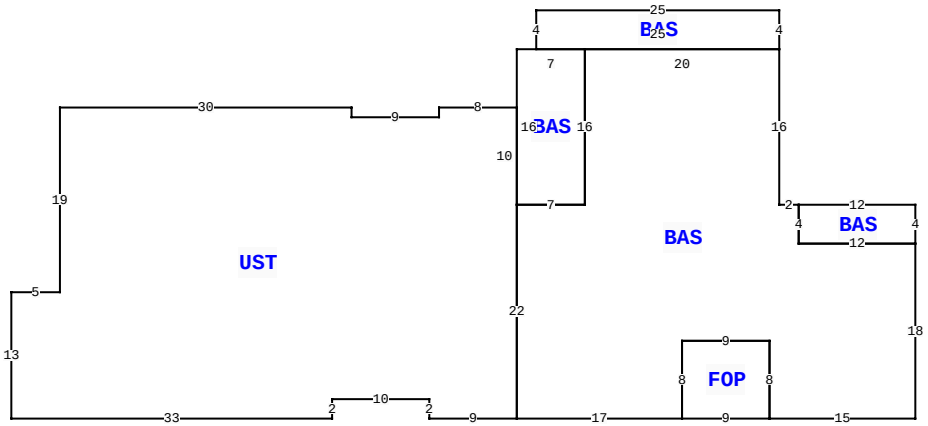
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
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	48	100		48	2,293
BAS	100	100		100	4,777
BAS	112	100		112	5,350
BAS	1,102	100		1,102	52,640
FOP	72	30		22	1,051
UST	1,540	45		693	33,103
TOTALS	2,974			2,077	99,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,077	77.5442	86.85	180,387	1965	1965	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1362 HX Base Yr



421 SW NURSERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	99,213
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	85,500
TOTAL MARKET VALUE	109,418
SOH/AGL Deduction	9,606
ASSESSED VALUE	99,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,812
TOTAL JUST VALUE	186,413
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19638	RELOCATE	100	06/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0810/0202	8/31/1995	WD	Q	I		45,000
GRANTOR: WILLIAM L & KAREN BRO						
GRANTEE: JENNIFER K CAPPS						
0396/0054	2/01/1978	03	Q	V		9,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N18 BAS= N4 W12 S4 E12$ W12 N4 W2 N16 BAS= N4 W25 S4 E25$ W20 BAS= W7 S16 E7 N16$ S16 W7 UST= N10 W8 S1 W9 N1 W30 S19 W5 S13 E33 N2 E10 S2 E9 N22$ S22 E17 FOP= E9 N8 W9 S8$ N8 E9 S8 E15$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							

REVIEW DATE 08/21/2024 BY KS Total Acres: 10.00 Total Land Value: 8,505 Market: 81,000 Agricultural: 4,005 Common: 4,500 PRINTED 08/22/2025 BY SYS