LOT 4 BLOCK B FOREST COUNTRY 3RD

DC 1407-2099, WD 1407-2102, WD 1

NICKELSON MICHAEL
220 SW LOBLOLLY PL
LAKE CITY, FL 32024

2026

15-4S-16-03000-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

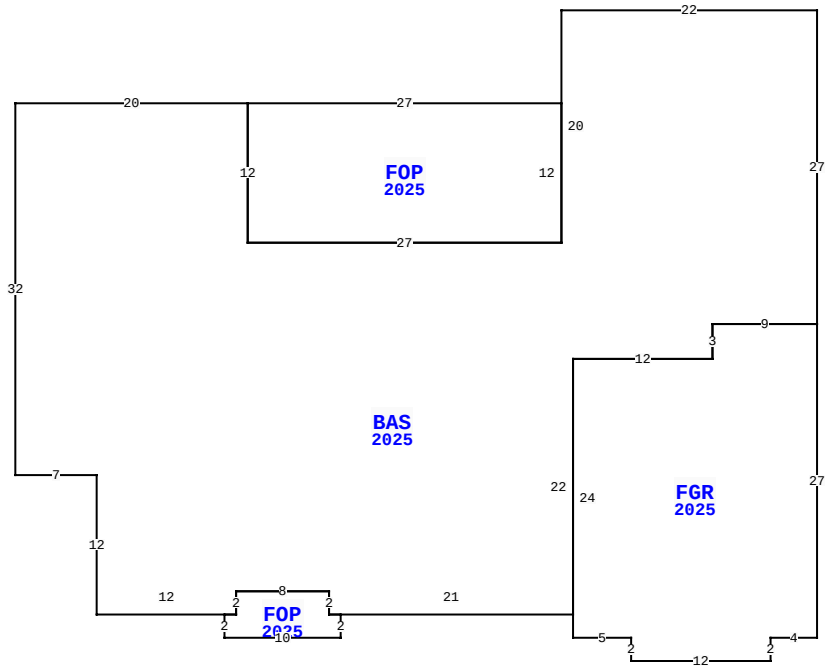
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,299	100	2025	2,299	296,405
FGR	555	55	2025	305	39,323
FOP	36	30	2025	11	1,419
FOP	324	30	2025	97	12,506
TOTALS	3,214			2,712	349,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	116.2770	130.23	353,184	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2299 HX Base Yr 2025



220 SW LOBLOLLY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,652
TOTAL MARKET OB/XF VALUE		3,420
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		388,072
SOH/AGL Deduction		70,426
ASSESSED VALUE		317,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,924
TOTAL JUST VALUE		388,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,604

LAND:1:1: 0.73 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048166	New Residential C	352,000	09/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1491/2141	5/31/2023	QC	U	V	11	100

GRANTOR: NICKELSON DALE

GRANTEE: NICKELSON MICHAEL

1428/106	1/11/2021	WD	Q	V	01	19,500

GRANTOR: COON ROBERT M & KIMBE

GRANTEE: NICKELSON DALE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,9] W22 S20 W27 N12 W20 S32 E7 S12 E12 N2 E8 S2 E21 N22 E12 N3 E9 N27 $
FOP=[YR=2025;ORIG=31,17] E27 S12 W27 N12 $
FOP=[YR=2025;ORIG=30,59] S2 W1 S2 E10 N2 W1 N2 W8 $
FGR=[YR=2025;ORIG=71,36] S3 W12 S24 E5 S2 E12 N2 E4 N27 W9 $
.

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	0166	CONC,PAVMT	0	100	0	0	1,140.00	UT	3.00	3.00	100	2025	2024		100	3,420	

LAND DESCRIPTION

TOTAL OB/XF 3,420

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	160.00	200.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/11/2024 BY HC Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS