LOT 10 COUNTRY SIDE ESTATES.
WD 1075-869, WD 1522-96, QC 1544

NIEMAN HALEE/JORDAN DERONTAE
274 SE VICTORIA GLN
LAKE CITY, FL 32025

2026

15-4S-17-08359-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

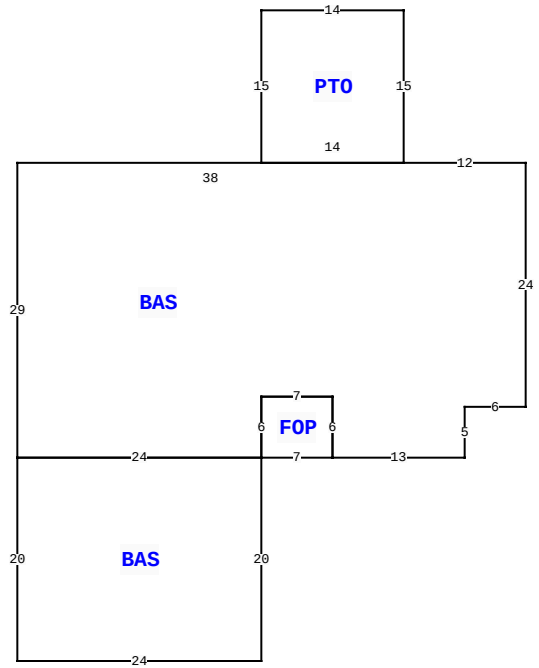
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	46,473
BAS	1,378	100		1,378	133,417
FOP	42	30		13	1,259
PTO	210	5		10	968
TOTALS	2,110			1,881	182,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,881	106.7220	119.53	224,836	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2025 Heated Area: 1858 HX Base Yr



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

274 SE VICTORIA GLN, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	182,117
TOTAL MARKET OB/XF VALUE	2,083
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	202,700
SOH/AGL Deduction	0
ASSESSED VALUE	202,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,700
TOTAL JUST VALUE	202,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23639	SFR	444	09/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1522/96	8/19/2024	WD	Q	I	01	257,000
GRANTOR: PITTMAN JAMES DAVID						
GRANTEE: NIEMAN HALEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W38 S29 E24 N6 E7 S6 E13 N5 E6 N24 $
BAS=[ORIG=-50,29] S20 E24 N20 W24 $
PTO=[ORIG=-12,0] N15 W14 S15 E14 $
FOP=[ORIG=-26,29] E7 N6 W7 S6 $
.

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	0	0	0	833.00	UT	2.50	2.50	100	2006	2006	3	100	2,083	

LAND DESCRIPTION

TOTAL OB/XF 2,083

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/24/2025 BY TP Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS