

LOT 1 BLOCK B & ALL LOT 2 EX
BEG NE COR OF LOT 2, RUN S
47.63 FT, NW 140.91 FT, N

NIPPER JAMES R/NIPPER DEBORAH K
493 SE FOREST TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-400



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	16417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	38,530
BAS	1,362	100		1,362	119,268
FOP	12	30		4	350
FSP	120	40		48	4,204
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UCP	264	20		53	4,641
TOTALS	2,318			1,955	171,196

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
6	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
8	0166	CONC, PAVMT	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		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,955	120.2850	134.72	263,378	1978	1978	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 1996 Heated Area: 1802 HX Base Yr 1996											
493 SE FOREST TER, LAKE CITY											

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

TOTAL OB/XF											
5,200											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		171,196	
TOTAL MARKET OB/XF VALUE		5,200	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		194,896	
SOH/AGL Deduction		86,666	
ASSESSED VALUE		108,230	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		57,508	
TOTAL JUST VALUE		194,896	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,896	

SALE:2:1: LOT 1 BLK B & PT LOT 2 BLK B CENTURY OAK			
SALE:1:1: LOT 1 BLK B CENTURY OAK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0814/0956	11/22/1995	WD	Q	I		68,000	
GRANTOR: JEANNE E WELLING, UNR							
GRANTEE: JAMES R & DEBORAH N							
0768/1257	12/14/1992	WD	Q	I		64,500	
GRANTOR: OLIPHANT MILLARD							
GRANTEE: WELLING JAMES H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W22 FSP= N12 W10 S12 E10\$ W10 FSP= N12 W10 S12 E10\$ W11BAS= W22 S8 UCP= W22 S12 E22 N12\$ S12 E22 N20\$ S26 E23 FOP= E4 N3 W4 S3\$ N3 E4 S19 E16 N42\$.											