

LOT 15 BLOCK B CENTURY OAK S/D
377-431, 732-964, 742-115, 754-7

NEVIN-STEINKE KELLY LIVING TRUST
725 WELLER AVE SE
LIVE OAK, FL 32064

2026

16-4S-17-08382-414



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	512	100		512	45,350
BAS	1,476	100		1,476	130,737
FGR	462	55		254	22,498
FSP	35	40		14	1,240
FSP	204	40		82	7,263
FSP	287	40		115	10,187
UOP	132	20		26	2,303
TOTALS	3,108			2,479	219,578

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,479 105.4480 118.10 292,770 1992 2005 0 0 0 25.00 75.00

1 SINGLE FAM 0% - 2024 Heated Area: 1988 HX Base Yr

Floor plan diagram showing areas labeled BAS, FSP, FGR, and UOP with dimensions. The diagram includes a large central area labeled BAS, a smaller area labeled FSP, a rectangular area labeled FGR, and a small area labeled UOP. Dimensions are provided for various sections and the overall footprint.

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

04/21/2023 MLU

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0100	C	SFR	0		A-1	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			219,578
TOTAL MARKET OB/XF VALUE			2,900
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			240,978
SOH/AGL Deduction			0
ASSESSED VALUE			240,978
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			240,978
TOTAL JUST VALUE			240,978
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049009	Remodel	8,900	01/12/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1503/1633	10/19/2023	WD	Q	I	01	268,000	
GRANTOR: SIMKANICH JOHN E							
GRANTEE: NEVIN-STEINKE KELLY							
1375/0028	12/10/2018	LE	U	I	11	100	
GRANTOR: JOHN E & MARIE L SIMK							
GRANTEE: JOHN E SIMKANICH RM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 S4 W44 S26 E14 S4 FSP= S14 E14 FSP= E7 N5 W7 S5\$ N5 E7 N13 W7 S4 W14\$ E14 N4 E7 N4 FGR= E21 S22 W21N22\$E21 N26\$ BAS= N16 FSP= N12 W17 S12 E17\$ W17 UOP= N12 W11S12 E11\$ W11 S20 E16 N4 E12\$.									