LOT 37 DOUBLE RUN ACRES S/D.
440-308, 816-240, DC 1195-2213,

COLE BUDDY LEE/COLE MARGARET MARIE
259 NE NIKITA PL
LAKE CITY, FL 32055

2026

17-3S-17-04971-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

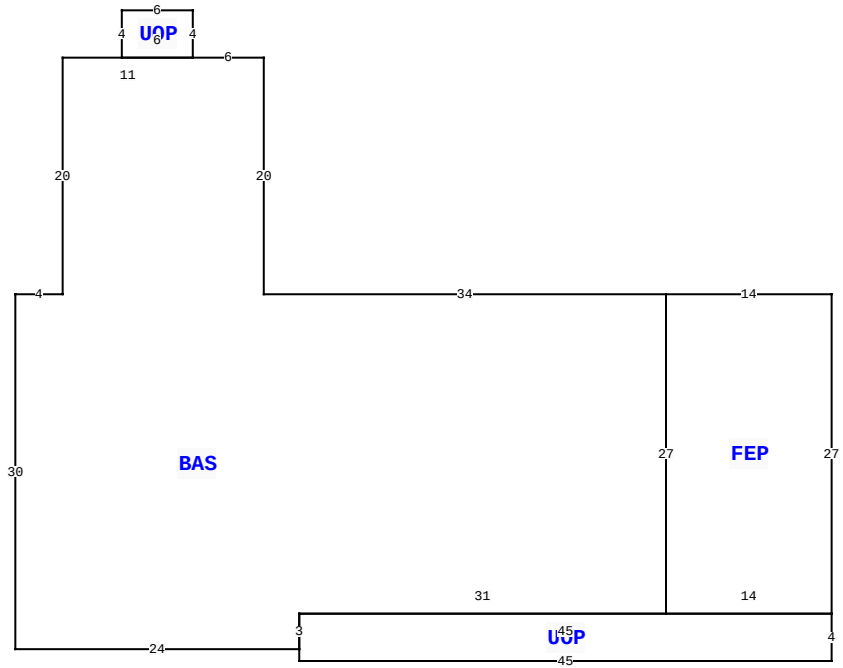
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		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 07
NEIGHBORHOOD/LOC	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100		1,897	92,646
FEP	378	80		302	14,749
UOP	24	20		5	244
UOP	180	20		36	1,758
TOTALS	2,479			2,240	109,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,240	96.9030	108.53	243,107	1982	1982	20	0	0	35.00	45.00

1 SINGLE FAM 100% - 2014 Heated Area: 1897 HX Base Yr 2014



259 NE NIKITA PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		109,398
TOTAL MARKET OB/XF VALUE		2,762
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		130,660
SOH/AGL Deduction		60,450
ASSESSED VALUE		70,210
TOTAL EXEMPTION VALUE	HX HB	45,210
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/0140	2/25/2013	WD	U	I	40	55,000
GRANTOR: RONALD WILLIAM MILTON						
GRANTEE: BUDDY LEE & MARGARE						
1247/1554	1/09/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (WILL						
GRANTEE: RONALD MILTON & ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 N20 W6 UOP= N4 W6 S4 E6$ W11 S20 W4 S30 E24 UOP= S1 E45 N4 W45 S3$ N3 E31 FEP= E14 N27 W14 S27$ N27$.

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	0296	SHED METAL	0	100	20	18	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	1.05	1.05	100	0	0	3	100	252	
3	0294	SHED WOOD/	0	100	10	20	200.00	UT	1.05	1.05	100	0	0	3	100	210	
4	0296	SHED METAL	0	100	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,762

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/18/2015 BY DF Total Acres: 1.01 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS