COMM AT NE COR OF SE1/4 OF SE 1/
838.85 FT FOR POB, S 515.08 FT,
FT, N 515.08 FT, E 253.79 FT TO

MIRABAL DANIEL RAFAEL/MIRABAL EMELINE UNCIANO
199 NW JEAN CT
LAKE CITY, FL 32055

2026

18-3S-16-02172-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

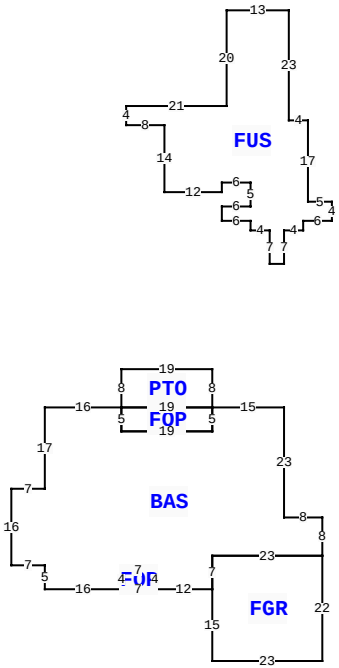
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	214,772
FGR	506	55		278	32,309
FOP	28	30		8	930
FOP	95	30		28	3,254
FUS	961	100		961	111,686
PTO	152	5		8	930
TOTALS	3,590			3,131	363,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,131	126.5462	141.73	443,757	2004	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 2809 HX Base Yr 2023



199 NW JEAN CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		363,881
TOTAL MARKET OB/XF VALUE		13,196
TOTAL LAND VALUE - MARKET		135,100
TOTAL MARKET VALUE		512,177
SOH/AGL Deduction		0
ASSESSED VALUE		512,177
TOTAL EXEMPTION VALUE	HX HB 13	512,177
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		512,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046007	Roof Replacement	22,500	11/30/2022
000045615	Remodel	6,569	10/04/2022
000045004	Remodel	10,077	07/20/2022
21068	SFR	463	09/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/517	5/02/2024	QC	U	I	11	100
GRANTOR: NASH WAYNE HENRY						
GRANTEE: NASH JASON WAYNE						
1459/2538	2/18/2022	WD	Q	I	01	530,000
GRANTOR: NASH JASON W						
GRANTEE: MIRABAL DANIEL RAFA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N8 W19 S8 E19$ FOP= W19 S5 E19 N5$ S5 W19 N5 W16 S17 W7 S16 E7 S5 E16 FOP= E7 N4 W7 S4$ N4 E7 S4 E12 FGR= S15 E23 N22 W23 S7$ N7 E23 N8 W8 N23$ PTR= N30 FUS= N7 E4 N2 E6 N4 W5 N17 W4 N23 W13 S20 W21 S4 E8 S14 E12 N2 E6 S5 W6 S3 E6 S2 E4 S7 E3$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	948.00	UT	2.00	2.00	100	2004	2004	3	100	1,896	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	8,900.00	8,900.00	100	2013	2013	3	100	8,900	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 13,196

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	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							
2	9900	C	AC NON-AG	100					10.51	AC		1.00	1.00	1.00	10,000.00	10,000.00	105,100							

REVIEW DATE 12/21/2022 BY JS Total Acres: 13.51 Total Land Value: 135,100 Market: 0 Agricultural: 0 Common: 135,100 PRINTED 11/18/2025 BY SYS