LOT 13 SUN PARK ESTATES S/D.
ORB 747-1039 THRU 1041, 799-767,

NEHER DAVID SCOTT
500 SW ANDERSON ST
LAKE CITY, FL 32024

2026

19-4S-16-03062-113

BUILDING CHARACTERISTICS

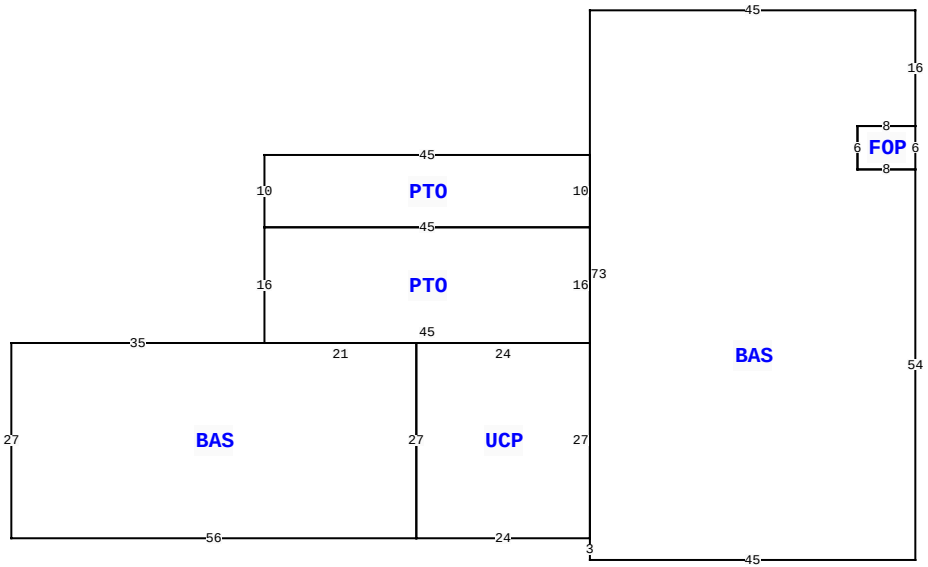
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	72,851
BAS	3,372	100		3,372	162,468
FOP	48	35		17	819
PTO	450	5		22	1,060
PTO	720	5		36	1,735
UCP	648	20		130	6,264
TOTALS	6,750			5,089	245,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	5,089	113.9000	107.07	544,879	2003	2003	0	0	10	45.00	45.00

2 MANUF 1 100% - 2018 Heated Area: 4884 HX Base Yr 2018



500 SW ANDERSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,196
TOTAL MARKET OB/XF VALUE		24,208
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		285,962
SOH/AGL Deduction		127,158
ASSESSED VALUE		158,804
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,082
TOTAL JUST VALUE		324,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051340	Roof Replacement	30,000	10/31/2024
22256	M H	250	08/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1343/1517	8/28/2017	WD	Q	I	01	162,000
GRANTOR: DIANE H WARNER (SINGL						
GRANTEE: DAVID SCOTT NEHER						
0985/0700	6/05/2003	WD	Q	I		76,300
GRANTOR: HOWARD VAN ARSDALL TS						
GRANTEE: BRANNON L & DIANE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S27 E56 UCP= E24 BAS= S3 E45 N54 FOP= N6 W8 S6 E8$ W8 N6 E8 N16 W45 S73$ N27 PTO= N16 PTO= N10 W45 S10 E45$ W45 S16 E45$ W24 S27$ N27 W21$.

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	0294	SHED WOOD/	0	100	12	32	384.00	UT	7.50	7.50	75	2003	2003	3	75	2,160	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0060	CARPORT F	0	100	36	45	1,620.00	UT	5.00	5.00	100	2006	2006	3	100	8,100	
4	0070	CARPORT UF	0	100	24	40	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,080	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	12	32	384.00	UT	7.50	7.50	75	2014	2014	3	75	2,160	
7	0251	LEAN TO W/	0	100	12	32	384.00	UT	3.50	3.50	75	2014	2014	3	75	1,008	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 24,208

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	3.50	AC		1.00	1.00	1.00	445.00	445.00	1,558							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 04/29/2025 BY KS Total Acres: 5.00 Total Land Value: 16,558 Market: 40,000 Agricultural: 1,558 Common: 15,000 PRINTED 11/18/2025 BY SYS