LOT 29 PINE NEEDLES ESTATES S/D.
290-64, 290-285, 601-124, 602-10

PRINCE JAMES E SR/PRINCE GAIL CLARK
260 NE NIKITA PL
LAKE CITY, FL 32055

2026

20-3S-17-05272-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

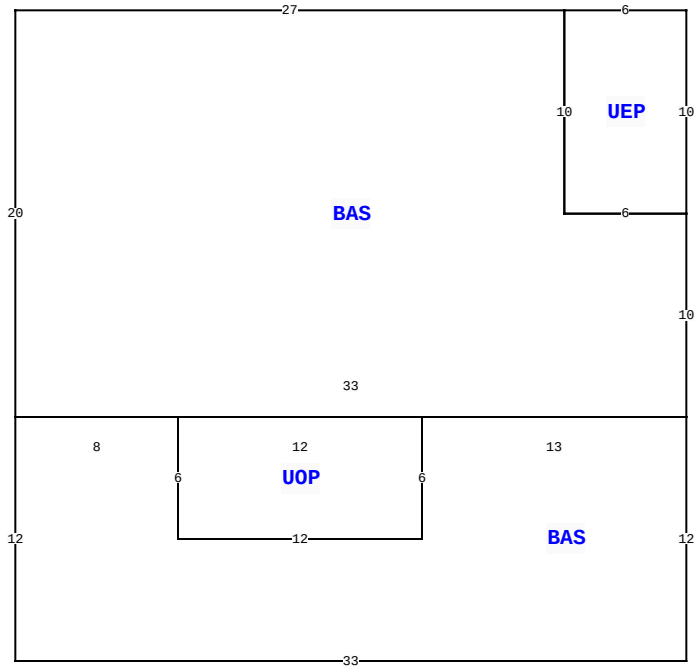
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	14,129
BAS	600	100		600	26,165
UEP	60	60		36	1,570
UOP	72	20		14	610
TOTALS	1,056			974	42,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	974	59.9040	67.09	65,346	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 924 HX Base Yr



184 NE LAVERNE ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	42,475
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	59,175
SOH/AGL Deduction	0
ASSESSED VALUE	59,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,175
TOTAL JUST VALUE	59,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043841	Electrical Servic	0	03/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/1640	10/01/2009	QC	U	I	11	100
GRANTOR: JAMES EARL PRINCE						
GRANTEE: JAMES E PRINCE SR &						
0930/0423	5/29/2001	GD	Q	I	03	800
GRANTOR: JANICE PRINCE AS GUAR						
GRANTEE: JAMES EARL PRINCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S20 BAS= S12 E33 N12 W13 UOP= W12 S6 E12 N6$ S6 W12 N6 W8$ E33 N10 UEP= N10 W6 S10 E6$ W6 N10 $.

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	0	31	24	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	0	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0			0.00	0.00	30,000.00	SF		1.00	1.00	1.00	0.50	0.50	15,000							

REVIEW DATE 03/07/2022 BY JB Total Acres: 0.69 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/07/2025 BY SYS