

NELSON MARY ANN
227 NW GUERDON ST
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall01MINIMUM 100

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall02WALL BD/WD 50

Interior Wall04PLYWOOD 50

Interior Floo14CARPET 70

Interior Floo06VINYL ASB 30

Air Condition02WINDOW 100

Heating Type02CONVECTION 100

Bedrooms3 100

Bathrooms1 100

Frame Stories01NONE 100

Architectual Units1. 1. 100

Condition Adj05CONV 100

Kitchen Adjus0202 100

0101 100

Quality0303

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC20317.0801.00/

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEADJAMARKET
AREAVALE

BAS87610087641,634

UOP11220221,046

UOP20020401,901

TOTALS1,18893844,582

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

01000193865.286073.1268,5871940194000035.0065.00

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE44,582

TOTAL MARKET OB/XF VALUE150

TOTAL LAND VALUE - MARKET1,994

TOTAL MARKET VALUE46,726

SOH/AGL Deduction0

ASSESSED VALUE46,726

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE46,726

TOTAL JUST VALUE46,726

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE46,726

SALE:1:1: \$.60 STAMPS

PERMIT NUMDESCRIPTIONAMTISSUED

000041476Remodel1,00003/08/2021

29141MAINT/ALTR3501/26/2011

SALES DATA

OFF RECORDNumberDATETYPEINSTQ U V I RSN CD SALE PRICE

1532/27702/06/2025QC U I I 110

GRANTOR: THOMAS MARISSA

GRANTEE: NELSON MARY ANN

1531/21771/23/2025QC U I I 111,000

GRANTOR: THOMAS RICHARD III

GRANTEE: NELSON MARY ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N12 W17 S12 W3 UOP= W10 S20 E10 N20\$ S24 E2 UOP= S7 E16 N7 W16\$ E26 N24\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ % COND OB/XF MKT VALUENOTES

10120CLFENCE400001.00UT0.000.00100199319933100150

LAND DESCRIPTIONTOTAL OB/XF150

L NUSE CODECLS LAND USE DESCRIPTIONCAPR D LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10100CSFR00.000.007,976.00SF1.001.001.000.250.251,994

REVIEW DATE06/22/2021BYJBTotal Acres: 0.18Total Land Value: 1,994Market: 0Agricultural: 0Common: 1,994PRINTED 11/19/2025 BY SYS

227 NW GUERDON ST, LAKE CITY

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

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