COMM SW COR OF NE1/4 OF SW1/4, R
FOR POB, CONT E 334.07 FT, N 699
234.24 FT, N 294.95 FT, W 459.63

NELMS FAMILY REVOCABLE TRUST
441 SW RABBIT LN
LAKE CITY, FL 32024

2026

25-3S-15-00193-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

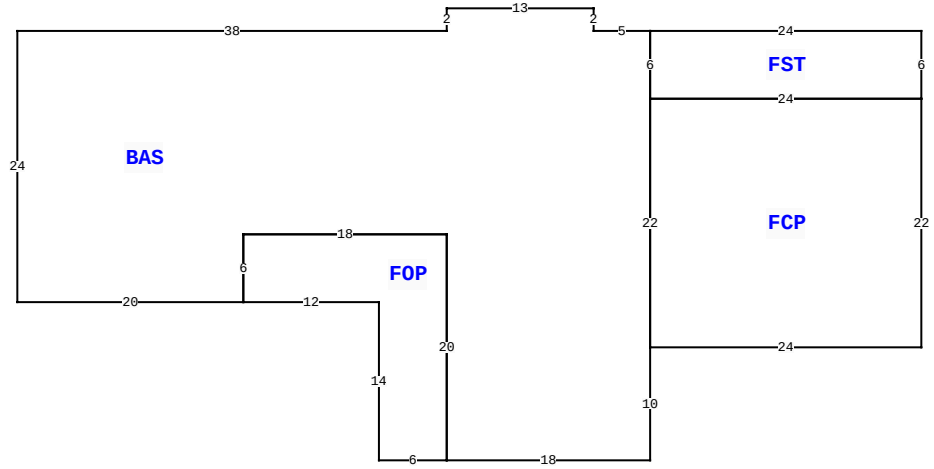
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,514	100		1,514	113,418
FCP	528	25		132	9,888
FOP	192	30		58	4,345
FST	144	55		79	5,918
TOTALS	2,378			1,783	133,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	102.9000	115.25	205,491	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1514 HX Base Yr



471 SW SEMINOLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,569
TOTAL MARKET OB/XF VALUE		21,360
TOTAL LAND VALUE - MARKET		77,620
TOTAL MARKET VALUE		174,033
SOH/AGL Deduction		65,670
ASSESSED VALUE		108,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,641
TOTAL JUST VALUE		232,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31867	MAINT/ALTR	40	04/07/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1360/1659	5/21/2018	TD	U	I	18	9,500
GRANTOR: CLERK OF COURT						
GRANTEE: KINDLE D & GAIL C N						
1332/0265	11/30/2016	WD	U	I	30	100
GRANTOR: KINDLE D NELMS & GAIL						
GRANTEE: KINDLE D & GAIL C N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N2 W13 S2 W38 S24 E20FOP= E12 S14 E6 N20 W18 S6$ N6 E18 S20 E18 N10 FCP= E24 N22 W24 S22$ N22 FST= E24 N6 W24 S6$ N6$.

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	0030	BARN,MT	0	0	30	40	1,200.00	UT	10.00	10.00	100	2005	2005	3	100	12,000	
2	0252	LEAN-TO W/	0	100	8	40	320.00	UT	3.00	3.00	100	2005	2005	3	100	960	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 21,360

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.78	AC		1.00	1.00	1.00	9,000.00	9,000.00	16,020							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.84	AC		1.00	1.00	1.00	445.00	445.00	3,044							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.84	AC		1.00	1.00	1.00	9,000.00	9,000.00	61,560							
4	9630	C	SWAMP	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	40.00	40.00	40							

REVIEW DATE 05/11/2016 BY DF Total Acres: 9.62 Total Land Value: 19,104 Market: 61,560 Agricultural: 3,044 Common: 16,060 PRINTED 10/02/2025 BY SYS