LOT 2 BLOCK A PLANTATION ESTATES
DC 782-1767, WD 1402-1744, 1745,

NIELSEN DANIEL/NIELSEN JESSICA
193 SW STEWART LOOP
LAKE CITY, FL 32024

2026

25-4S-16-03159-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

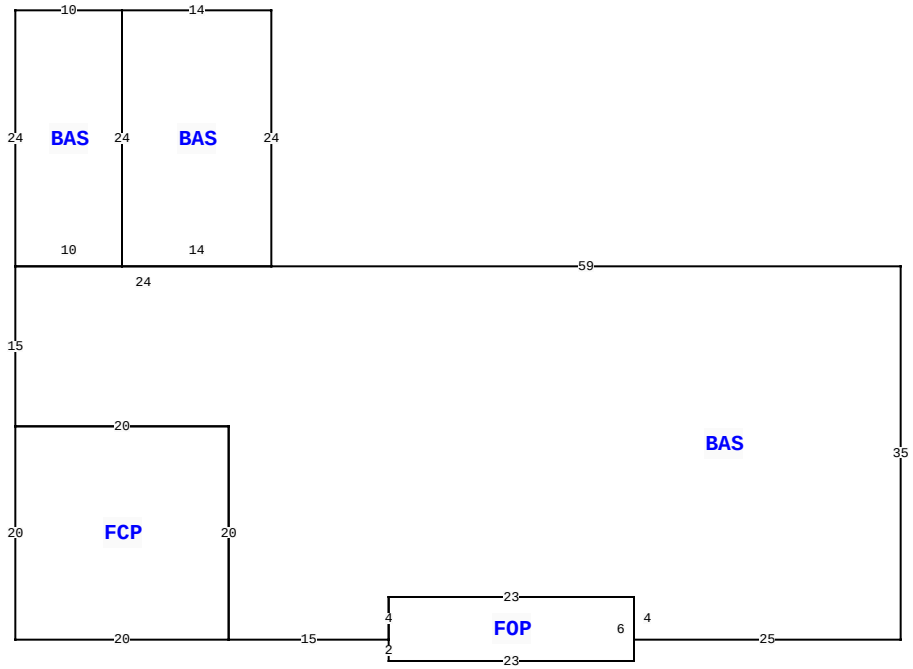
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	21,872
BAS	336	100		336	30,620
BAS	2,413	100		2,413	219,903
FCP	400	25		100	9,113
FOP	138	30		41	3,737
TOTALS	3,527			3,130	285,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,130	108.4900	121.51	380,326	1967	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 2989 HX Base Yr 2025



193 SW STEWART LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		285,244
TOTAL MARKET OB/XF VALUE		33,976
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		341,720
SOH/AGL Deduction		0
ASSESSED VALUE		341,720
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,998
TOTAL JUST VALUE		341,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40833	GENERATOR	0	11/02/2020
000031968	Roof Replacement	0	05/19/2014
31968	MAINT/ALTR	55	05/19/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1963	6/26/2023	WD	Q	I	01	442,500
GRANTOR: CASON P DEWITT						
GRANTEE: NIELSEN DANIEL						
1402/1745	1/06/2020	WD	U	I	14	0
GRANTOR: P D CASON (LIFE EST)						
GRANTEE: P DEWITT CASON & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 BAS= N24 W14 BAS= W10 S24 E10 N24$ S24 E14$ W24 S15 FCP= S20 E20 N20 W20$ E20S20 E15 FOP= S2 E23 N6 W23 S4$ N4 E23 S4 E25 N35$.

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	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1975	1975	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	
4	0296	SHED METAL	0	100	12	18	216.00	UT	15.00	15.00	100	1993	1993	3	100	3,240	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2020		100	3,500	
8	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 33,976

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		RSF-	1600.00	264.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/25/2023 BY ME Total Acres: 1.80 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/03/2025 BY SYS