BEG NW COR OF SE1/4 OF SE1/4,
RUN S 993.6 FT, E 225 FT, N
993.6 FT, W 225 FT TO POB.

TICE SONYA
171 SW NECTAR CT
LAKE CITY, FL 32024

2026

26-4S-16-03194-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

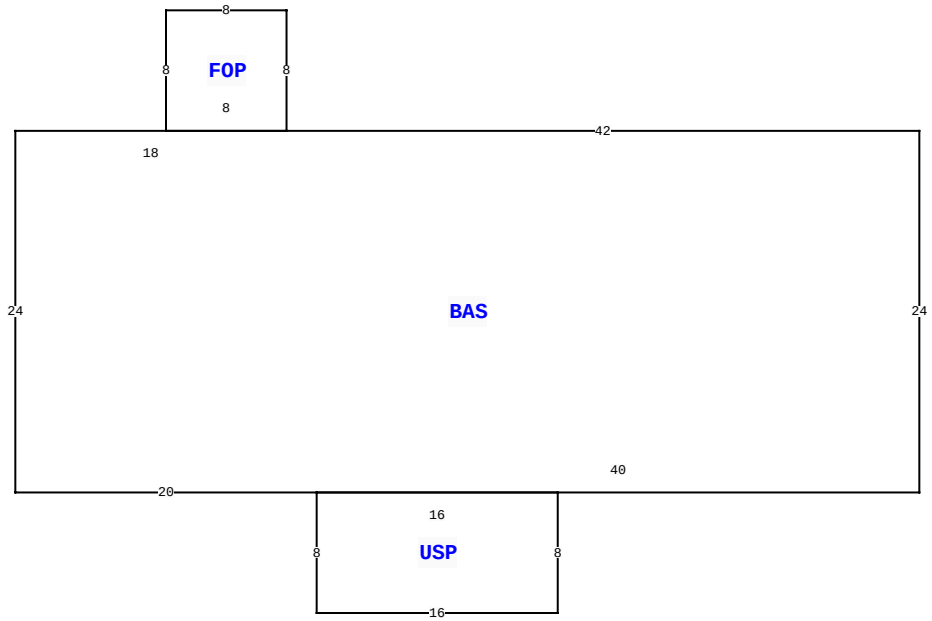
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	26,098
FOP	64	35		22	399
USP	128	35		45	816
TOTALS	1,632			1,507	27,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,507	75.5100	45.31	68,282	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1440 HX Base Yr



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

171 SW NECTAR CT, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		27,313
TOTAL MARKET OB/XF VALUE		8,920
TOTAL LAND VALUE - MARKET		56,430
TOTAL MARKET VALUE		92,663
SOH/AGL Deduction		47,613
ASSESSED VALUE		45,050
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,050
TOTAL JUST VALUE		92,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0695/0162	9/13/1989	WD	U	V		0

GRANTOR: TICE CLARENCE
GRANTEE: DOLAN SONYA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FOP= N8 W8 S8 E8$ W18 S24 E20 USP= S8E16 N8 W16$ E40 N24$.

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	1993	1993	3	100	1,200	
2	0040	BARN,POLE	0	100	12	20	240.00	UT	3.00	3.00	100	2007	2007	3	100	720	
3	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 8,920

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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.13	AC		1.00	1.00	1.00	11,000.00	11,000.00	45,430							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 07/11/2019 BY KR Total Acres: 5.13 Total Land Value: 56,430 Market: 0 Agricultural: 0 Common: 56,430 PRINTED 11/18/2025 BY SYS