

BEG NE COR OF NW1/4 OF SE1/4, W
FT, E 420 FT, N 525 FT TO POB.

CHINNICI NELLIE AND DONALD LIVING TRUST, UTD SEPTE
494 SW NECTAR CT
LAKE CITY, FL 32024

2026

26-4S-16-03194-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	5000IMPROVED AG	
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	2,313	100		2,313	177,211
FBM	914	80		731	56,006
FOP	892	30		268	20,533
FOP	1,256	30		377	28,884
FST	1,399	55		769	58,917
PTO	84	5		4	306
UOP	288	20		58	4,443
TOTALS	7,146			4,520	346,302

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0214	GRN HOUSE	0	0	28	55	1.00	UT	0.00
2	0214	GRN HOUSE	0	0	28	96	1.00	UT	0.00
3	0214	GRN HOUSE	0	0	28	96	1.00	UT	0.00
4	0214	GRN HOUSE	0	0	30	96	1.00	UT	0.00
5	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00
6	0040	BARN,POLE	0	100	19	19	361.00	UT	2.50
7	0252	LEAN-TO W/	0	100	8	19	152.00	UT	2.00
8	0252	LEAN-TO W/	0	100	8	19	152.00	UT	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.00
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,520	105.2450	117.87	532,772	1989	1989	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 3227				HX Base Yr			

BLD DATE	LGL DATE	01/07/2007	W
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494 SW NECTAR CT, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				04/07/2025		MLU	

TOTAL OB/XF									
6,706									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		346,302	
TOTAL MARKET OB/XF VALUE		6,706	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		365,132	
SOH/AGL Deduction		308,980	
ASSESSED VALUE		56,152	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		28,400	
TOTAL JUST VALUE		408,008	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,008	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1475/254	9/09/2022	WD	U	I	11
GRANTOR: CHINNICI DONALD A					SALE PRICE
GRANTEE: CHINNICI NELLIE AND					100
1475/252	9/09/2022	WD	U	I	11
GRANTOR: CHINNICI DONALD A					SALE PRICE
GRANTEE: CHINNICI DONALD A					100

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W12 PT0= W7 S12 E7 N12S\$12 W7 N25 W20 S25 W2 S4 FOP= W8 S32 E49 N4 E28 N36 W3N5 W5 N3 W20 S3 E13 S5 E7 S28 W24 S6 W10 N6 W27 N20\$ S20 E27S6 E10 N6 E24 N28 W7 N5 W13 N3\$ PTR= N40 UOP= N36 W8 FOP= W8 FST= W7 N5 W13 N3 W12 S12 W7 N25 W20 S25 W2 S10 E61 N14\$ S14 FBM= W61 S14 E27 S6 E10 N6 E24 N14\$ S14 W24S6 W10 N6 W27 S12 E44 N4 E25 N36\$ S36 E8\$ S40\$.									