

CHINNICI EARL
121 SW NECTAR CT
LAKE CITY, FL 32024

26-4S-16-03196-000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03BELOW AVG. 100

Roof Structure03GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Stories1.1.100

Architectual Units01CONV 100
0 100

Condition Adj0202 100

Kitchen Adjus0101 100

Quality0303

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC26416.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,1281001,12819,690

TOTALS1,1281,12819,690

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10296SHED METAL0100001.00UT300.00300.0050000350150

20285SALVAGE0100001.00UT0.000.00100199319933100500

39945Well/Sept0100001.00UT7,000.007,000.0010031007,000

TOTAL OB/XF7,650

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM100A-10.000.001.10AC1.001.001.0018,000.0018,000.0019,800

20000CVAC RES100A-10.000.000.06AC1.001.001.0018,000.0018,000.001,080

30000CVAC RES100A-10.000.000.24AC1.001.001.0018,000.0018,000.004,320

REVIEW DATE07/11/2019BYKRTotal Acres: 1.40Total Land Value: 25,200Market: 0Agricultural: 0Common: 25,200PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

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

0800021,12872.738043.6449,226196619660060.0040.00

1 MOBILE HME100% - 2002Heated Area: 1128HX Base Yr 2002

24472447BAS

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE04/07/2025MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE19,690

TOTAL MARKET OB/XF VALUE7,650

TOTAL LAND VALUE - MARKET25,200

TOTAL MARKET VALUE52,540

SOH/AGL Deduction24,118

ASSESSED VALUE28,422

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE3,422

TOTAL JUST VALUE52,540

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE52,540

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNCDSALE PRICE

1518/486/27/2024QC U V 11100

GRANTOR: TICE SONYA VICTORIA

GRANTEE: CHINNICI EARL

0942/229912/17/2001QC Q I 01100

GRANTOR: DAVID COMPTON

GRANTEE: EARL CHINNICI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S24 E47 N24\$.