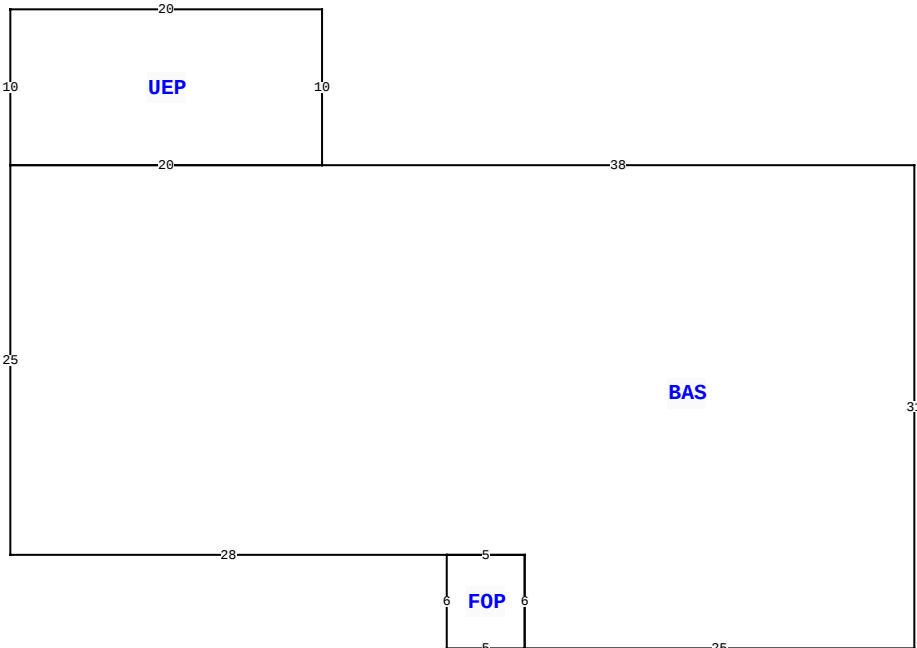


NABINGER RICHARD H/NABINGER KATHYE J
205 NW SCARBOROUGH LN
LAKE CITY, FL 32055

27-2S-16-01755-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		19	COMMON BRK 100		0100	01	1,729	116.6200	130.61	225,825	1985	1985		0	0	35.00	65.00	VALUATION BY		STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 0													Heated Area: 1600		HX Base Yr									
Roof Cover		05	COMP SHNGL 100																BUILDING MARKET VALUE		146,786								
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		21,205								
Interior Floo		14	CARPET 100																TOTAL LAND VALUE - MARKET		9,500								
Air Condition		03	CENTRAL 100																TOTAL MARKET VALUE		177,491								
Heating Type		04	AIR DUCTED 100																SOH/AGL Deduction		59,934								
Bedrooms			4 100																ASSESSED VALUE		117,557								
Bathrooms			2.5 100																TOTAL EXEMPTION VALUE		HX HB		50,722						
Frame		01	NONE 100																BASE TAXABLE VALUE		66,835								
Stories		1.	1. 100																TOTAL JUST VALUE		177,491								
Architectual Units		05	CONV 100																NCON VALUE		0								
Condition Adj		03	03 100		INCOME VALUE																								
Kitchen Adjus		01	01 100		PREVIOUS YEAR MKT VALUE		177,491																						
Quality		05	05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		03																								
NEIGHBORHOOD/LOC		27216.00	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,600	100		1,600	135,834																								
FOP	30	30		9	764																								
UEP	200	60		120	10,187																								
TOTALS		1,830		1,729	146,786																								
EXTRA FEATURES					205 NW SCARBOROUGH LN, LAKE CITY										BLD DATE				LGL DATE		04/21/2025		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
L N	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	1988	1988	3	40	14,336														
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300														
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900														
5	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	60	1993	1993	3	60	1,080														
6	0070	CARPORT UF	0 100	18	25	450.00	UT	2.50	2.50	100	2008	2008	3	100	1,125														
7	0169	FENCE/WOOD	0 100	0	0	164.00	UT	13.50	13.50	100	2008	2008	3	100	2,214														
8	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50														
LAND DESCRIPTION																	TOTAL OB/XF 21,205												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500												
REVIEW DATE 04/14/2023 BY kellen Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/07/2025 BY SYS																													