

BEG SW COR OF SW1/4 OF NE1/4,
RUN N 380.41 FT, E 219.52 FT,
NE 290.45 FT, CONT NE 263.95

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

2026

27-2S-16-01755-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	01	01
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		03
NEIGHBORHOOD/LOC	27216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100		1,032	20,689
UOP	160	20		32	642
TOTALS	1,192			1,064	21,330

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	4.56

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,064	39.7800	44.55	47,401	1900	1900	0	0	20	35.00	45.00	
1 SINGLE FAM 0% - 0 Heated Area: 1032 HX Base Yr													
187 NW SCARBOROUGH LN, LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/15/2025	MLU

TOTAL OB/XF													
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
AC		1.00	1.00	1.00	7,000.00	7,000.00	31,920						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		21,330	
TOTAL MARKET OB/XF VALUE		100	
TOTAL LAND VALUE - MARKET		31,920	
TOTAL MARKET VALUE		53,350	
SOH/AGL Deduction		6,020	
ASSESSED VALUE		47,330	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		47,330	
TOTAL JUST VALUE		53,350	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,350	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1199/1355	8/13/2010	WD	U	V	16	100	
GRANTOR: DREW E LAW SR							
GRANTEE: RICHARD H & KATHYE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W24 S43 E2 UOP= S8 E20N8 W20\$ E22 N43\$.									