

COMM SE COR OF SW1/4 OF SW1/4, R
N 12.50 FT TO N R/W WILLIAMS RD,
37.88 FT FOR POB, CONT W 220.29'

NIXON RICHARD JR/JONES TASHA
3853 NW HUNTSBORO ST, APT 103
LAKE CITY, FL 32055

2026

27-3S-17-05586-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	133,004
FEP	77	80		62	6,694
FEP	168	80		134	14,466
FST	42	55		23	2,483
UOP	112	20		22	2,375
TOTALS	1,631			1,473	159,022

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		00	0.00	0.00	3.42	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,473	110.1600	123.38	181,739	1954	2015	0	0	0	12.50	87.50	
1 SINGLE FAM 0% - 2024 Heated Area: 1232 HX Base Yr													
505 NE WILLIAMS ST, LAKE CITY													
BLD DATE: 04/28/2025 MLU													

TOTAL OB/XF 1,500													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015

TOTAL OB/XF 1,500													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		159,022	
TOTAL MARKET OB/XF VALUE		1,500	
TOTAL LAND VALUE - MARKET		22,230	
TOTAL MARKET VALUE		182,752	
SOH/AGL Deduction		0	
ASSESSED VALUE		182,752	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		182,752	
TOTAL JUST VALUE		182,752	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		185,023	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1553/1286	10/31/2025	WD	Q	I	01	193,000	
GRANTOR: MILLER BENJAMIN							
GRANTEE: NIXON RICHARD JR							
1493/2218	6/23/2023	WD	Q	I	01	275,000	
GRANTOR: PANIAGUA CARLOS G FLO							
GRANTEE: MILLER BENJAMIN							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 S28 E12 FEP= S12 E14 N12 W14\$ E32 N28 W1 FEP= N7 W11 S7 E11\$ W11 FST= N7 UOP= E8 N8 W14 S8 E6\$ W6 S7 E6\$ W6\$.											