

NINCEHELSE DALE/NINECHELSE ANDREA
252 NE OMAR TER
LAKE CITY, FL 32055

2026

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

32

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Architectual Units

05

CONV 100
0 100

Quality

06

06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

28117.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,328

100

1,328

161,411

FOP

256

30

77

9,359

FOP

352

30

106

12,884

TOTALS

1,936

1,511

183,655

EXTRA FEATURES

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

2015

2015

3

100

1,200

2

0031

BARN,MT AE

0 100

18

25

450.00

UT

9.00

9.00

100

2015

2015

3

100

4,050

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

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

CONSRV

1

0100

C

SFR

100

A-1

0.00

0.00

26.66

AC

1.00

1.00

1.00

3,500.00

3,500.00

93,310

REVIEW DATE

07/20/2015

BY

DF

Total Acres:

26.66

Total Land Value:

93,310

Market:

0

Agricultural:

0

Common:

93,310

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,511

120.5820

135.05

204,061

2015

2015

0

0

0 10.00

90.00

1 SINGLE FAM

100% - 2016

Heated Area: 1328

HX Base Yr 2016

32

12

8

8

32

28

36

8

44

8

44

FOP

BAS

FOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V V

RSN CD

SALE PRICE

1276/0452

6/17/2014

WD Q

Q V

01

40,000

GRANTOR: JESSIE D SPRADLEY & E

GRANTEE: DALE & ANDREA NINCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W32 S8 E32 N8\$ S8 W32 S28 FOP= S8 E44 N8 W44\$ E44 N36\$.