BEG NW COR OF NE1/4 OF NW1/4, RU
312 FT, N 49 FT, E APPROX 358 FT
W 670 FT TO POB.

CHRISTIE CLYDE NICKY
1164 NE VOSS RD
LAKE CITY, FL 32055

2025

28-3S-17-05598-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

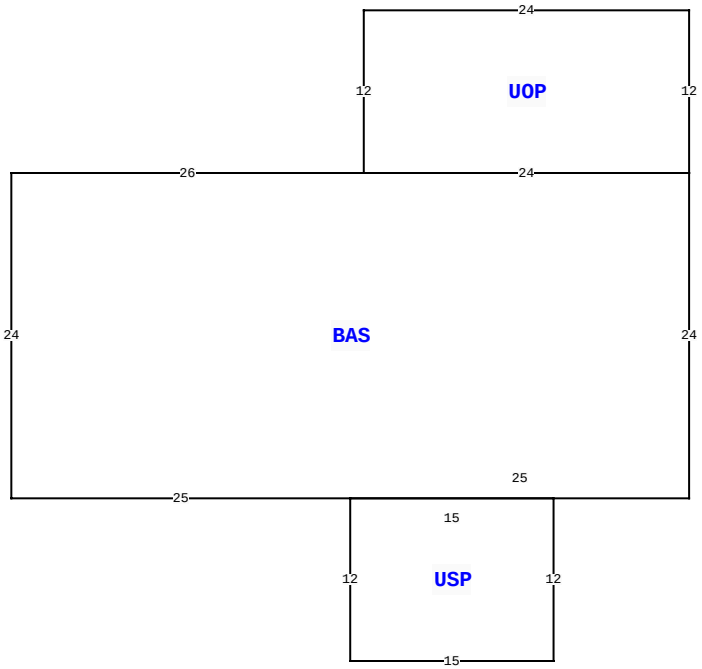
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 07
NEIGHBORHOOD/LOC	28317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	79,464
UOP	288	20		58	3,841
USP	180	35		63	4,172
TOTALS	1,668			1,321	87,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,321	107.5000	120.40	159,048	1988	1988	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1200 HX Base Yr



1164 NE VOSS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,476
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		25,500
TOTAL MARKET VALUE		114,476
SOH/AGL Deduction		29,856
ASSESSED VALUE		84,620
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,898
TOTAL JUST VALUE		114,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S24 E25 USP= S12 E15 N12 W15$ E25 N24 UOP= N12 W24 S12 E24$ W24$.

EXTRA FEATURES

LN	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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			0.00	0.00	8.50	AC		1.00	1.00	1.00	3,000.00	3,000.00	25,500							

REVIEW DATE 09/15/2015 BY DF Total Acres: 8.50 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 08/15/2025 BY SYS