

THE S 219 FT OF N 1085 FT OF W 6
OF SE1/4.

NEHER DAVID S/NEHER JULIE A
500 SW ANDERSON ST
LAKE CITY, FL 32024

2026

36-5S-15-00487-015



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	31	VINYL SID 100	0201	02	2,046	113.9000	107.07	219,065	2000	2000	0	0	0	45.00	55.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	2 MANUF 1 0% - 0														Heated Area: 2046 HX Base Yr												
Roof Cover	03	COMP SHNGL 100	31 66 31 66 BAS														Tax Group: 3 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 120,486												
Interior Floo	14	CARPET 90															TOTAL MARKET OB/XF VALUE 13,700												
Interior Floo	08	SHT VINYL 10															TOTAL LAND VALUE - MARKET 33,200												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 167,386												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 23,888												
Bedrooms	4	100															ASSESSED VALUE 143,498												
Bathrooms	2	100															TOTAL EXEMPTION VALUE 0												
Stories	1.	1. 100															BASE TAXABLE VALUE 143,498												
Architectual	01	CONV 100															TOTAL JUST VALUE 167,386												
Units	0	100	NCON VALUE 0																										
Condition Adj	03	03 100	INCOME VALUE																										
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 167,386																										
Quality 05 05																													
DOR CODE 0200 MOBILE HOME																													
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 36515.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,046	100		2,046	120,486																								
TOTALS 2,046 2,046 120,486																													
EXTRA FEATURES						351 SW BOYLE LOOP, FORT WHITE												BLD DATE LGL DATE 05/09/2024 MLU											
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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800													
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400													
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000													
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200													
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
6	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100													
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0200	C	MBL HM	0		A-1	0.00	0.00	3.32	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,200												
REVIEW DATE 08/01/2016 BY DF Total Acres: 3.32 Total Land Value: 33,200 Market: 0 Agricultural: 0 Common: 33,200 PRINTED 10/03/2025 BY SYS																													