CENTRAL DIV. THE W 51.25 FT OF T
OR BLK 38 EX THE N 10 FT FOR RD

MINNICH RONALD L/MINNICH CASSANDRA
2963 230TH ST
LAKE CITY, FL 32024

2027

00-00-00-12747-001

BUILDING CHARACTERISTICS

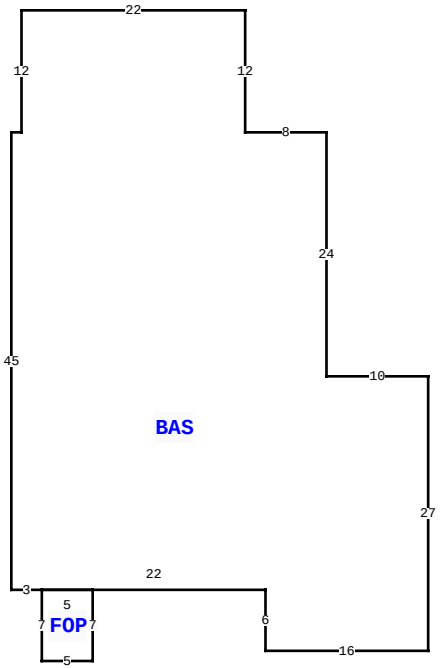
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC		850317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100		1,965	145,772
FOP	35	30		10	742
TOTALS	2,000			1,975	146,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	103.7520	114.13	225,407	1943	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1965 HX Base Yr



136 SW NASSAU ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	146,515
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	16,062
TOTAL MARKET VALUE	162,777
SOH/AGL Deduction	0
ASSESSED VALUE	162,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,777
TOTAL JUST VALUE	162,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-068	MAINT/ALTR	50	02/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1506	4/17/2025	LE	U	I	14	0
GRANTOR: MINNICH RONALD L						
GRANTEE: MINNICH RONALD L (E						
1053/1710	8/01/2005	WD	Q	I		91,000
GRANTOR: JONATHAN L WARD JR						
GRANTEE: RONALD L & CASSANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S12 W1 S45 E3 FOP= S7 E5 N7 W5$ E22 S6 E16 N27 W10 N 24 W8 N12$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		*RO	0.00	0.00	6,425.00	SF		1.00	1.00	1.00	2.50	2.50	16,062							

REVIEW DATE 03/03/2026 BY JB Total Acres: 0.15 Total Land Value: 16,062 Market: 0 Agricultural: 0 Common: 16,062 PRINTED 11/16/2026 BY SYS