E DIV:N 95 FT OF E1/2 BLOCK 296
NASSAU ST LESS & EX W 10 FT.

**HORTON KATHERINE ELIZABETH PIN/ROCKEFELLOW MATTHEW**
710 SE NASSAU ST
LAKE CITY, FL 32025

**2027**

**00-00-00-13343-001**

## BUILDING CHARACTERISTICS

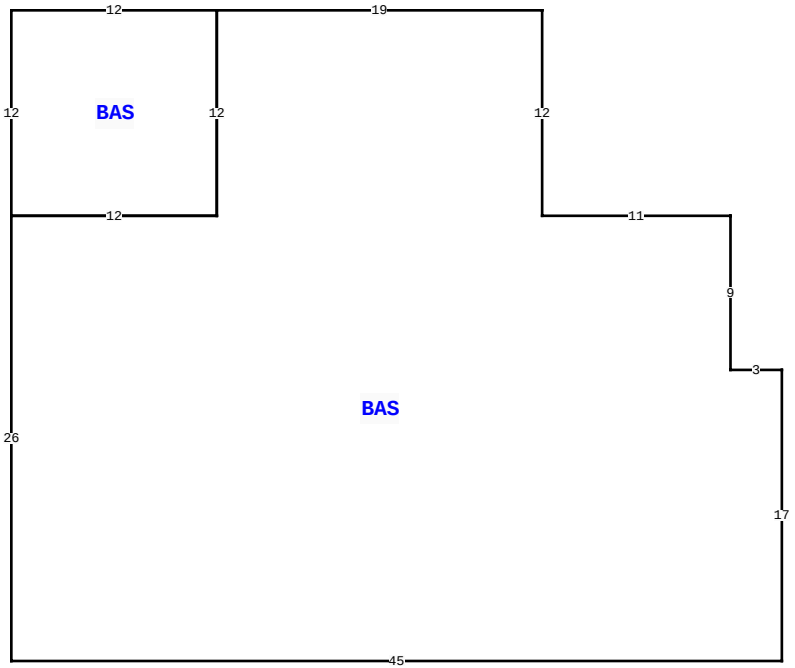
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 860317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 144 | 100 | | 144 | 16,399 |
| BAS | 1,371 | 100 | | 1,371 | 156,132 |
| TOTALS | 1,515 | | | 1,515 | 172,530 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,515 | 118.3200 | 130.15 | 197,177 | 1965 | 2015 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SINGLE FAM 100% - 2023 Heated Area: 1515 HX Base Yr 2023




710 SE NASSAU ST, LAKE CITY

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

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0130 | CLFENCE 5 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2003 | 2003 | 3 | 100 | 800 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 172,530 |
| TOTAL MARKET OB/XF VALUE | | 2,050 |
| TOTAL LAND VALUE - MARKET | | 13,538 |
| TOTAL MARKET VALUE | | 188,118 |
| SOH/AGL Deduction | | 152 |
| ASSESSED VALUE | | 187,966 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 136,555 |
| TOTAL JUST VALUE | | 188,118 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 191,260 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1477/1243 | 10/05/2022 | QC | U | I | 11 | 100 |
| GRANTOR: TOMALA KATHERINE ELIZ | | | | | | |
| GRANTEE: TOMALA KATHERINE EL | | | | | | |
| 1473/512 | 8/04/2022 | WD | Q | I | 01 | 202,000 |
| GRANTOR: FRECHETTE REAL ESTATE | | | | | | |
| GRANTEE: TOMALA KATHERINE EL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 BAS= W12 S12 E12 N12$ S12 W12 S26 E45 N17 W3 N9W11 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 2,050

| 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 | | *RSF | -395.00 | 95.00 | 9,025.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 13,538 | | | | | | | |

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.21 Total Land Value: 13,538 Market: 0 Agricultural: 0 Common: 13,538 PRINTED 11/17/2026 BY SYS