

LOT 22 FRANK THOMAS S/D UNREC.
 COMM SW COR OF NE1/4, RUN N 181
 FOR POB, RUN S 181 FT, E 242 FT,

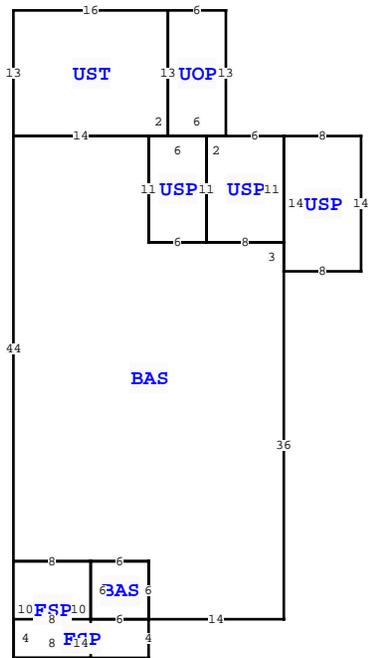
NEWSOME KYLE NICOLAS
 1540 WENTWORTH AVE
 JACKSONVILLE, FL 32259

2026

01-2S-17-04659-030

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,455	63.2808	72.14	104,964	1940	1940	0	0	30	35.00	35.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1198 HX Base Yr														



Quality	02 02				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 05				
NEIGHBORHOOD/LOC	1217.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	909
BAS	1,162	100		1,162	29,339
FSP	56	40		22	555
FSP	80	40		32	808
UOP	78	20		16	404
USP	66	35		23	581
USP	88	35		31	783
USP	112	35		39	985
UST	208	45		94	2,373
TOTALS	1,886			1,455	36,737

393 NE PAULING LOOP, LAKE CITY

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

EXTRA FEATURES		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	0040	BARN_POLE	0	0	25	14	350.00	UT	1.20	1.20	100	0	3	100	420	
2	0296	SHED METAL	0	0	14	16	224.00	UT	1.80	1.80	100	0	3	100	403	

TOTAL OB/XF 823

LAND DESCRIPTION		LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,600.00	5,600.00	5,600							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			36,737
TOTAL MARKET OB/XF VALUE			823
TOTAL LAND VALUE - MARKET			5,600
TOTAL MARKET VALUE			43,160
SOH/AGL Deduction			0
ASSESSED VALUE			43,160
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			43,160
TOTAL JUST VALUE			43,160
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			42,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1413	10/29/2024	WD	U	I	12	46,300
GRANTOR: U.S. BANK NATIONAL AS						
GRANTEE: NEWSOME KYLE NICOLA						
1512/501	4/10/2024	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: U.S. BANK NATIONAL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 S44 FSP= S10 E8 N10 W8\$ E8 BAS= S6 FSP= W8 S4 E14 N4 W6\$ E6 N6 W6\$ E6 S6 E14 N36 USP= E8 N14 W8 S14\$ N3 USP= N11 W6 UOP= N13 W6 S13 E6\$ W2 S11 E8\$W8 USP= N11 W6 S11 E6\$ W6 N11\$UST= E2 N13 W16 S13 E14\$.	