COMM SE COR OF NW1/4 OF NW1/4, W
POB, CONT W 107.99 FT, N 25 DEG
21 DEG E 163.84 FT TO SW R/W OF

STEVE NAIL PROPERTY, LLC
569 NW CARR CT
LAKE CITY, FL 32055

2026

01-4S-16-02646-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

576 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,788
TOTAL LAND VALUE - MARKET	690,430
TOTAL MARKET VALUE	701,218
SOH/AGL Deduction	56,860
ASSESSED VALUE	644,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	644,358
TOTAL JUST VALUE	701,218
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	585,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7108	STORAGE	20,000	05/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2277	6/14/2023	WD	U	I	11	100
GRANTOR: REDBUD ENTERPRISES IN						
GRANTEE: STEVE NAIL PROPERTY						
1476/1005	9/26/2022	WD	U	V	11	100
GRANTOR: REDBUD ENTERPRISES IN						
GRANTEE: STEVE NAIL PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0140	CLFENCE 6	0	0	0	0	1,880.00	UT	6.50	6.50	40	2003	2003	3	40	4,888	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 10,788

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	1000	C	VACANT COMME	0		CI	0.00	0.00	100,624.00	SF		1.00	1.00	1.00	5.00	5.00	503,120							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	37,462.00	SF		1.00	1.00	1.00	5.00	5.00	187,310							

REVIEW DATE 08/21/2023 BY JB Total Acres: 3.17 Total Land Value: 690,430 Market: 0 Agricultural: 0 Common: 690,430 PRINTED 06/22/2026 BY SYS