COMM SW COR OF NW1/4 OF SW1/4, R
FOR POB, W 48.21 FT , N 436.66 F
54.31 FT TO SEC LINE, CONT E 537

NICKELSON GAIL
440 SW EMERYWOOD GLN
LAKE CITY, FL 32024

2027

01-5S-16-03397-000

BUILDING CHARACTERISTICS

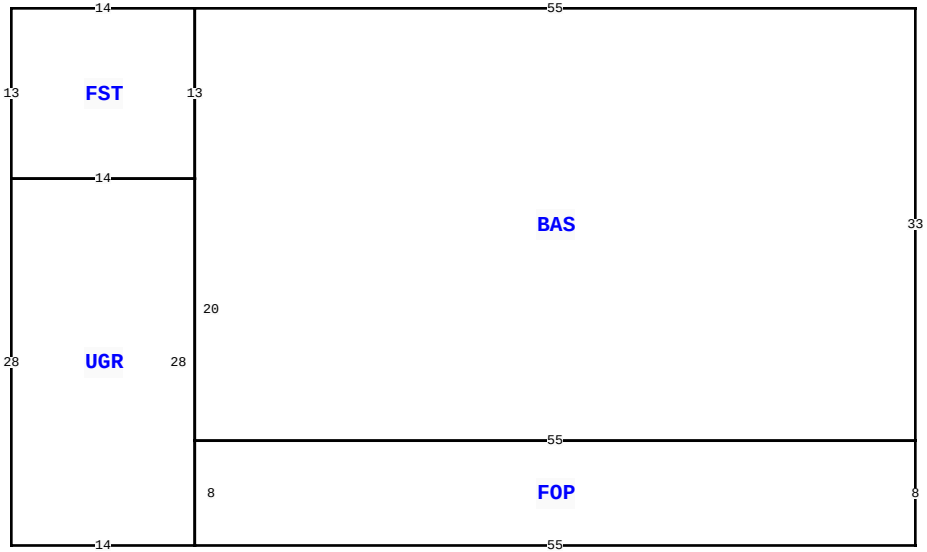
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 90
Interior Floo	04	C ABOVE GD 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100		1,815	20,706
FOP	440	30		132	1,506
FST	182	55		100	1,141
UGR	392	45		176	2,008
TOTALS	2,829			2,223	25,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,223	51.8562	57.04	126,800	1968	1968	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2021 Heated Area: 1815 HX Base Yr



935 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,360
TOTAL MARKET OB/XF VALUE	3,800
TOTAL LAND VALUE - MARKET	71,520
TOTAL MARKET VALUE	100,680
SOH/AGL Deduction	0
ASSESSED VALUE	100,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,680
TOTAL JUST VALUE	100,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,142

SALE:1:1: ALSO SEE ORB 841-488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21604	SFR	1,303	03/10/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/86	4/28/2019	WD	Q	I	01	84,000
GRANTOR: CAMERON BRANDON S						
GRANTEE: NICKELSON GAIL						
1254/2030	5/14/2013	WD	U	I	18	90,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: BRANDON S & LAUREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 FST= W14 S13 E14 N13$ S13 UGR= W14 S28 E14 N28$ S20
FOP= S8 E55 N8 W55$ E55N33$.

LAND DESCRIPTION

TOTAL OB/XF 3,800

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	4.96	AC		1.00	1.00	1.00	12,000.00	12,000.00	59,520							

REVIEW DATE 01/09/2026 BY KS Total Acres: 5.96 Total Land Value: 71,520 Market: 0 Agricultural: 0 Common: 71,520 PRINTED 11/17/2026 BY SYS