COMM NW COR SEC, RUN S 984 FT,
E 3.60 FT TO E R/W LINE OF
SW WALTER AVE, S ALONG R/W

SCOTT NICHOLAS F/SCOTT KAREN
1468 SW MAIN BLVD STE 105
LAKE CITY, FL 32025

2027

01-5S-16-03397-011

BUILDING CHARACTERISTICS

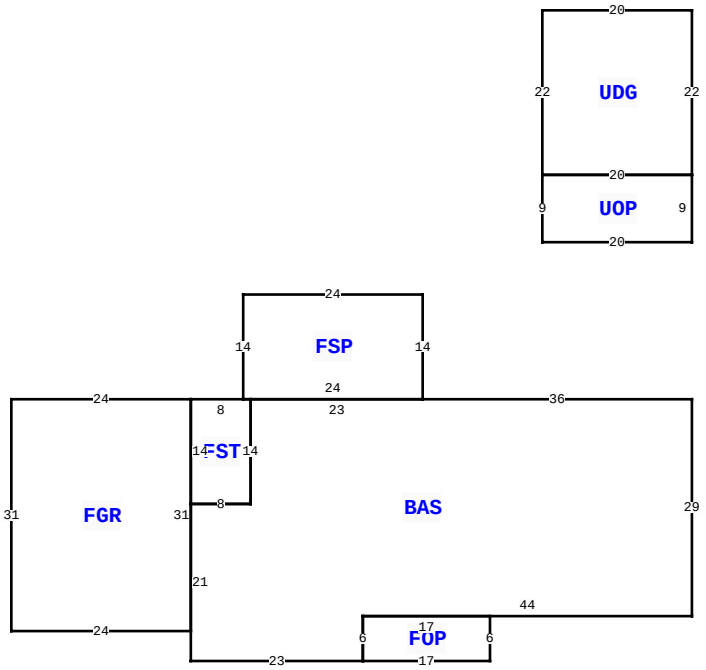
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100		1,969	148,322
FGR	744	55		409	30,809
FOP	102	30		31	2,335
FSP	336	40		134	10,094
FST	112	55		62	4,670
UDG	440	55		242	18,229
UOP	180	20		36	2,712
TOTALS	3,883			2,883	217,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,883	105.3550	115.89	334,111	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1969 HX Base Yr 2011



579 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1990	1990	3	40	6,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,172
TOTAL MARKET OB/XF VALUE		23,336
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		263,508
SOH/AGL Deduction		108,321
ASSESSED VALUE		155,187
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		98,776
TOTAL JUST VALUE		263,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27259	REMODEL	100	08/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/1925	12/03/2012	WD	U	I	11	100
GRANTOR: NICHOLAS F SCOTT						
GRANTEE: NICHOLAS F SCOTT &						
1193/0877	4/22/2010	WD	Q	I	01	138,000
GRANTOR: ELIZABETH SMITH						
GRANTEE: NICHOLAS F SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= N14 W24 S14 E24$ W23 FST= W8 FGR= W24 S31 E24
N31$ S14 E8N14$ S14W8 S21 E23 FOP= E17N6 W17S6$ N6 E44 N29$
PTR= N30 UDG= N22 W20 S22 UOP= S9 E20 N9 W20$ E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 23,336

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 01/09/2026 BY KS Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS