

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

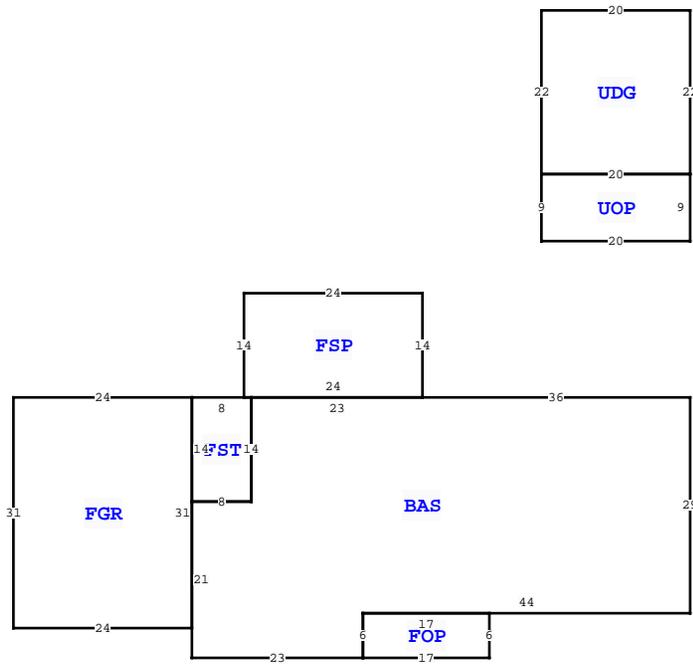
SCOTT NICHOLAS F/SCOTT KAREN
1468 SW MAIN BLVD STE 105
LAKE CITY, FL 32025

2026

01-5S-16-03397-011

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	90
Interior Floor	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
BAS	1,969	100	
FGR	744	55	
FOP	102	30	
FSP	336	40	
FST	112	55	
UDG	440	55	
UOP	180	20	
TOTALS	3,883		

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	120.10	346,248	1976	1976	0	0	35.00	65.00	
1 SINGLE FAM			100% - 2011			Heated Area: 1969			HX Base Yr 2011			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			225,061
TOTAL MARKET OB/XF VALUE			23,336
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			271,397
SOH/AGL Deduction			120,730
ASSESSED VALUE			150,667
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			94,256
TOTAL JUST VALUE			271,397
NCON VALUE			1,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,462

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						

EXTRA FEATURES																
L N	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	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	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
4	0282	POOL ENCL	0	100	0	1,000.00	UT	15.00	15.00	100	1990	1990	3	40	6,000	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

579 SW WALTER AVE, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/16/2026 MLU

BUILDING NOTES												
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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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000								