LOT 7 COVE AT ROSE CREEK.
WD 1098-537
& EX 1.66 AC AS DESC IN ORB

NICKELSON DANIEL JAY/NICKELSON GAIL F
440 SW EMORYWOOD GLN
LAKE CITY, FL 32024

2027

01-5S-16-03397-107

BUILDING CHARACTERISTICS

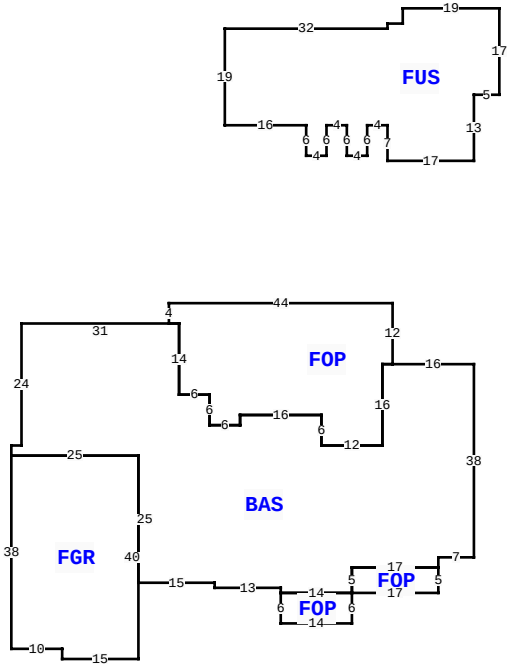
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	2,999	100		2,999	354,723
FGR	980	55		539	63,753
FOP	84	30		25	2,957
FOP	85	30		26	3,075
FOP	972	30		292	34,538
FUS	1,242	100		1,242	146,904
TOTALS	6,362			5,123	605,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,123	128.0102	140.81	721,370	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 4241 HX Base Yr 2010



440 SW EMORYWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		605,951
TOTAL MARKET OB/XF VALUE		13,540
TOTAL LAND VALUE - MARKET		28,220
TOTAL MARKET VALUE		647,711
SOH/AGL Deduction		194,537
ASSESSED VALUE		453,174
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		401,763
TOTAL JUST VALUE		647,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27521	SFR	1,706	12/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/0537	10/03/2006	WD	Q	V		125,000

GRANTOR: WESTFIELD INVESTMENT

GRANTEE: DANIEL & GAIL NICKE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N12 W44 S4 E2 S14 E6 S6 E6 N2 E16 S6 E12 N16 E2$ W2 S16 W12 N6 W16 S2 W6 N6 W6 N14 W31 S24 W2 S2 FGR= S38 E10 S2 E15 N40 W25 $ E25 S25 E15 S1 E13 S1 FOP= S6 E14 N6 W14$ E14 FOP= E17 N5 W17 S5$ N5 E17 N2 E7 N38$ PTR= N40 FUS= N13 E5 N17 W19 S3 W3 S1 W32 S19 E16 S6 E4 N6 E4 S6 E4 N6 E4 S7 E17$ S40$.

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	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	4,000	
2	0166	CONC,PAVMT	0	100	0	0	4,240.00	UT	2.25	2.25	100	2009	2009	3	100	9,540	

LAND DESCRIPTION

TOTAL OB/XF 13,540

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-3	0.00	0.00	1.66	AC		1.00	1.00	0.85	20,000.00	17,000.00	28,220							

REVIEW DATE 01/09/2026 BY KS Total Acres: 1.66 Total Land Value: 28,220 Market: 0 Agricultural: 0 Common: 28,220 PRINTED 11/16/2026 BY SYS