

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

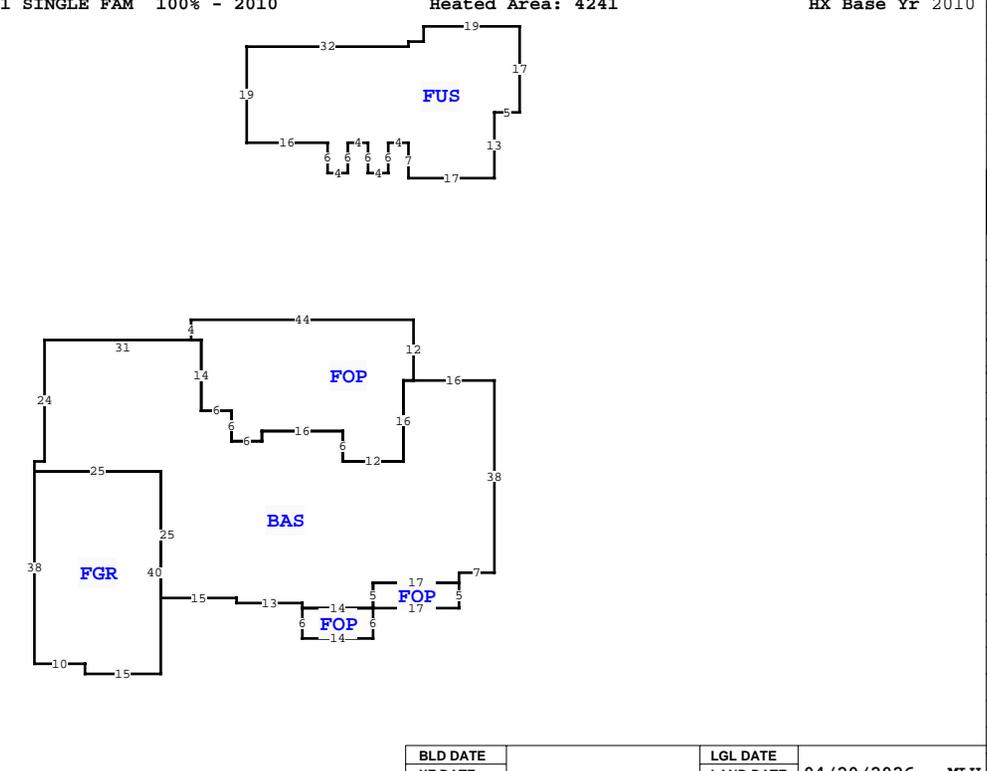
NICKELSON DANIEL JAY/NICKELSON GAIL F  
 440 SW EMORYWOOD GLN  
 LAKE CITY, FL 32024

**2026**

01-5S-16-03397-107  


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	21	STONE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	80		
Interior Floor	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	367,621
FGR	980	55		539	66,071
FOP	84	30		25	3,064
FOP	85	30		26	3,187
FOP	972	30		292	35,794
FUS	1,242	100		1,242	152,246
TOTALS	6,362			5,123	627,983

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2010									
				Heated Area: 4241								
					HX Base Yr 2010							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			627,983
TOTAL MARKET OB/XF VALUE			13,540
TOTAL LAND VALUE - MARKET			28,220
TOTAL MARKET VALUE			669,743
SOH/AGL Deduction			229,768
ASSESSED VALUE			439,975
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			388,564
TOTAL JUST VALUE			669,743
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			663,250

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

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

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> 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																
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	0180	FPLC 1STRY	0	100	0	2.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	4,000	
2	0166	CONC, PAVMT	0	100	0	4,240.00	UT	2.25	2.25	100	2009	2009	3	100	9,540	

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	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							