

BEGIN AT NE COR OF LOT 7, RUN
S ALONG W R/W OF SW EMORYWOOD
GLN, 176.82 FT, W 377.33 FT,

NICKELSON DANIEL JAY/NICKELSON GAIL F
P O BOX 3631
LAKE CITY, FL 32056

2026

01-5S-16-03397-217


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 28,560 TOTAL MARKET VALUE 28,560 SOH/AGL Deduction 286 ASSESSED VALUE 28,274 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 28,274 TOTAL JUST VALUE 28,560 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,704											
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 1516.00 1.00/																				SALES DATA											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1163/0772 11/30/2008 WD Q V 01 100 GRANTOR: CHARLES & JENNIFER NI GRANTEE: DANIEL JAY & GAIL F 1157/0661 8/05/2008 WD Q V 01 100 GRANTOR: DANILE & GAIL NICKELS GRANTEE: CHARLES & JENNIFER																					
TOTALS										BLD DATE LGL DATE 04/20/2026 MLU																					
EXTRA FEATURES										XF DATE INC DATE AG DATE																					
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	BUILDING NOTES															
																BUILDING DIMENSIONS															
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	0000	C	VAC RES	0			0.00	0.00	1.68	AC		1.00	1.00	0.85	20,000.00	17,000.00	28,560														
REVIEW DATE 04/20/2026 BY MLU Total Acres: 1.68 Total Land Value: 28,560 Market: 0 Agricultural: 0 Common: 28,560 PRINTED 06/26/2026 BY SYS																															