

W1/2 OF LOT 6 ROSE CREEK PLANTAT
 ALSO DESC: BEG AT NW COR OF LOT
 LINE LOT 6 690.10 FT TO N R/W GO

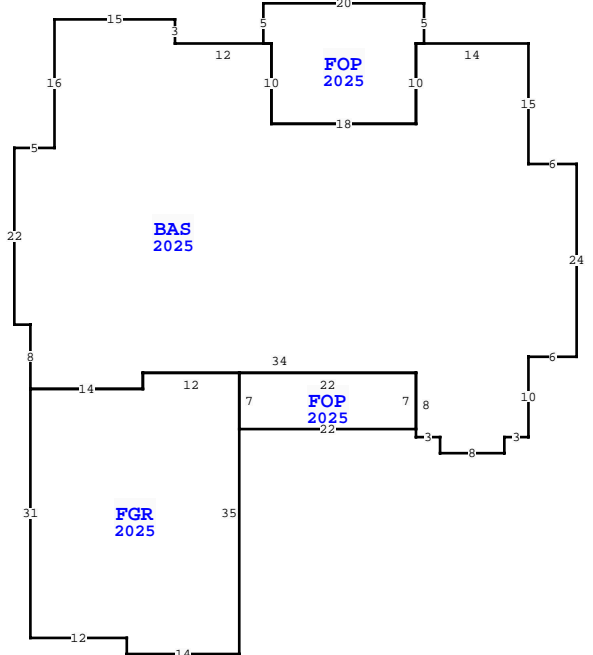
HART ISAAC/HART MARLENE
 159 SW GOVERNORS GLN
 LAKE CITY, FL 32024

2026

01-5S-16-03406-106

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2.5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
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	1516.0500	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,712	100	2025
FGR	858	55	2025
FOP	154	30	2025
FOP	280	30	2025
TOTALS	4,004		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,314	109.6100	122.76	406,827	2024	2024	0	0	1.00	99.00		
1 SINGLE FAM 100% - 2025 Heated Area: 2712 HX Base Yr 2025													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	402,759			
TOTAL MARKET OB/XF VALUE	27,060			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	479,819			
SOH/AGL Deduction	89,024			
ASSESSED VALUE	390,795			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	339,384			
TOTAL JUST VALUE	479,819			
NCON VALUE	24,000			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	454,887			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047638	New Residential C	300,000	07/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2670	5/19/2023	WD	Q	V	01	60,000
GRANTOR: NICKELSON SCOTT A						
GRANTEE: HART ISAAC						
1161/1577	10/14/2008	WD	Q	V	01	100
GRANTOR: FITZHUGH						
GRANTEE: SCOTT A NICKELSON						

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	0	UT	3.00	3.00	100	2025	2024		100	3,060	
2	0030	BARN,MT	0	100	30	40	UT	24,000.00	24,000.00	100	2026	2025		100	24,000	

TOTAL OB/XF														27,060										
LAND DESCRIPTION																								
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-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=-11,-20] W14 S10 W18 N10 W12 N3 W15 S16 W5 S22 E2 S8 E14 N2 E34 S8 E3 S2 E8 N2 E3 N10 E6 N24 W6 N15 \$													
FGR=[YR=2025;ORIG=-47,21] W12 S2 W14 S31 E12 S2 E14 N35 \$													
FOP=[YR=2025;ORIG=-24,-25] W20 S5 E1 S10 E18 N10 E1 N5 \$													
FOP=[YR=2025;ORIG=-47,21] E22 S7 W22 N7 \$													

LAND DESCRIPTION														TOTAL OB/XF		27,060								
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-3	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							