LOT 8 ROSE CREEK PLANTATION S/D
EX THAT PART DESC IN ORB 1014-24

NICKELSON TIMOTHY J/NICKELSON JENNIFER
182 SW GOVERNORS GLN
LAKE CITY, FL 32024-1768

2026

01-5S-16-03406-108

BUILDING CHARACTERISTICS

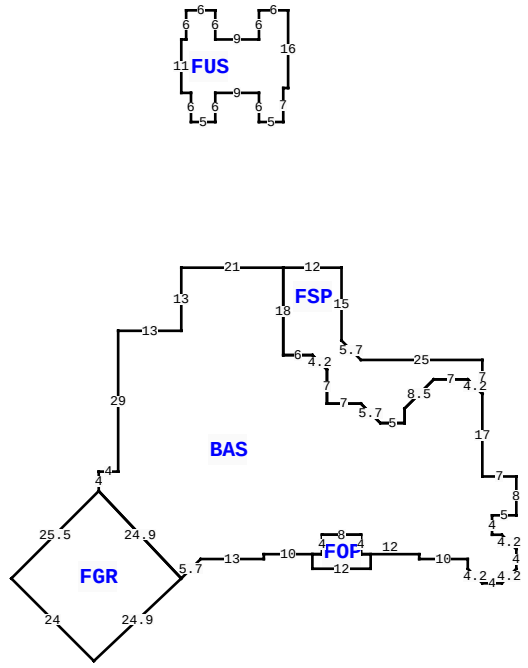
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	08	08
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,365	100		3,365	357,259
FGR	613	55		337	35,779
FOP	68	30		20	2,123
FSP	490	40		196	20,809
FUS	373	100		373	39,601
TOTALS	4,909			4,291	455,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,291	135.4198	151.67	650,816	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2006 Heated Area: 3738 HX Base Yr 2006



182 SW GOVERNORS GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	455,571
TOTAL MARKET OB/XF VALUE	18,004
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	523,575
SOH/AGL Deduction	155,578
ASSESSED VALUE	367,997
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	316,586
TOTAL JUST VALUE	523,575
NCON VALUE	600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	527,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054534	Roof Replacement	37,500	11/20/2025
21972	SFR	979	06/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0887/1349	9/01/1999	WD	Q	V		46,900

GRANTOR: WESTFIELD GROUP

GRANTEE: NICKELSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S13 W13 S29 W4 S4 FGR= L18 D18 D17 R17 R18 U17 U18 L17 $ R17 D18 R4 U4 E13 N1 E10 FOP= S3 E12 N3 W2 N4 W8 S4 W2$ E2 N4 E8 S4 E12 S1 E10 S2 R3 D3 E4 U3 R3 N4 L3 U3 W2 N4 E5 N8 W7 N17 FSP= N7 W25 L4 U4 N15 W12 S18 E6 D3 R3 S7 E7 D4 R4 E5 N3 R6 U6 E7 D3 R3 $ L3 U3 W7 D6 L6 S3 W5 L4 U4 W7 N7 L3 U3 W6 N18$ PTR= N30 FUS= N7 E1 N16 W6 S6 W9 N6 W6 S6 W1 S11 E2 S6 E5 N6 E9 S6 E5$ S30$.

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	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	7,702.00	UT	2.00	2.00	100	2005	2005	3	100	15,404	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

LAND DESCRIPTION

TOTAL OB/XF 18,004

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	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							

REVIEW DATE 01/09/2026 BY KS Total Acres: 2.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/23/2026 BY SYS