E1/2 OF LOT 6 ROSE CREEK PLANTATION S/D PHASE 1, LESS & EX: BEG AT NW COR OF LOT 6,

NICKELSON DALE/NICKELSON KARLA
205 SW GOVERNORS GLN
LAKE CITY, FL 32024

2027

01-5S-16-03406-206

BUILDING CHARACTERISTICS

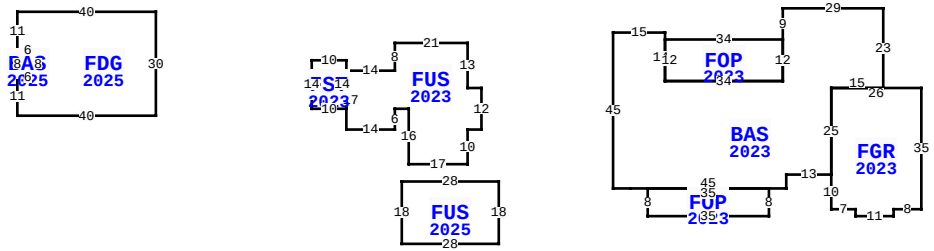
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	07	07
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	2,750	100	2023	2,750	344,401
BAS	48	100	2025	48	6,011
FDG	1,152	60	2025	691	86,539
FGR	932	55	2023	513	64,246
FOP	280	30	2023	84	10,520
FOP	408	30	2023	122	15,278
FST	140	55	2023	77	9,643
FUS	957	100	2023	957	119,851
FUS	504	100	2025	504	63,119
TOTALS	7,171			5,746	719,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,746	117.3700	129.11	741,866	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 4259 HX Base Yr 2023



205 SW GOVERNORS GLN, LAKE CITY

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

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	2023	2022		100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,420.00	UT	3.00	3.00	100	2023	2022		100	4,260	
3	0280	POOL R/CON	0	100	0	0	576.00	UT	70.00	70.00	100	2024	2023		97	39,110	
4	0166	CONC,PAVMT	0	100	0	0	636.00	UT	3.00	3.00	100	2024	2023		100	1,908	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	719,610
TOTAL MARKET OB/XF VALUE	47,278
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	806,888
SOH/AGL Deduction	84,908
ASSESSED VALUE	721,980
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	670,569
TOTAL JUST VALUE	806,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	819,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049008	New Residential C	60,000	01/12/2024
000044226	Swimming Pool and	62,700	04/20/2022
000041584	New Residential C	350,000	03/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/0001	9/18/2020	WD	U	V	11	100

GRANTOR: SCOTT A NICKELSON

GRANTEE: DALE & KARLA NICKEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W29 S9 S12 W34 N14 W15 S45 E5 E45 N4 E13 N25 E15 N23 $
FUS=[YR=2023;ORIG=-20,20] W21 S8 W14 S17 E14 N6 E4 S16 E17 N10 E4 N12 W4 N13 $
FGR=[YR=2023;ORIG=111,33] W26 S25 S10 E7 S2 E11 N2 E8 N35 $
FUS=[YR=2025;ORIG=-39,60] E28 S18 W28 N18 $
FOP=[YR=2023;ORIG=37,19] E34 S12 W34 N12 $
FOP=[YR=2023;ORIG=32,62] E35 S8 W35 N8 $
FST=[YR=2023;ORIG=-65,25] E10 S14 W10 N14 $
FDG=[YR=2025;ORIG=-110,11] W40 S11 E6 S8 W6 S11 E40 N30 $
BAS=[YR=2025;ORIG=-150,22] E6 S8 W6 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 47,278

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	16,000.00	16,000.00	40,000							

REVIEW DATE 01/09/2026 BY KS Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS