

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

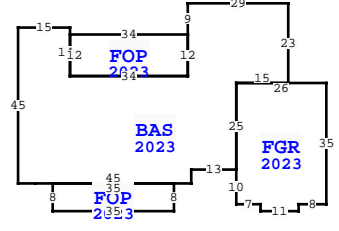
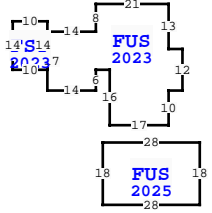
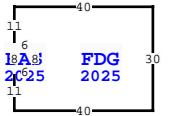
NICKELSON DALE/NICKELSON KARLA
 205 SW GOVERNORS GLN
 LAKE CITY, FL 32024

2026

01-5S-16-03406-206


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/VN/PLK	100
Interior Floor	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

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%	- 2023								
Heated Area: 4259						HX Base Yr 2023					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,750	100	2023	2,750	350,643
BAS	48	100	2025	48	6,121
FDG	1,152	60	2025	691	88,107
FGR	932	55	2023	513	65,411
FOP	280	30	2023	84	10,711
FOP	408	30	2023	122	15,556
FST	140	55	2023	77	9,818
FUS	957	100	2023	957	122,024
FUS	504	100	2025	504	64,263
TOTALS	7,171			5,746	732,653

205 SW GOVERNORS GLN, LAKE CITY

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

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	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,420.00	UT	3.00	3.00	100	2023	2022		100	4,260	
3	0280	POOL R/CON	0	100	0	576.00	UT	70.00	70.00	100	2024	2023		97	39,110	
4	0166	CONC,PAVMT	0	100	0	636.00	UT	3.00	3.00	100	2024	2023		100	1,908	

TOTAL OB/XF 47,278

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	16,000.00	16,000.00	40,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		732,653	
TOTAL MARKET OB/XF VALUE		47,278	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		819,931	
SOH/AGL Deduction		118,980	
ASSESSED VALUE		700,951	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		649,540	
TOTAL JUST VALUE		819,931	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		825,388	

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											
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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 \$											