N 48 FT LOT 17 & S 48 FT LOT 18
HILL ESTATES REPLAT S/D.

NELSON ANDREW T
633 SW MOONSHADOW GLN
LAKE CITY, FL 32025

2027

03-4S-17-07508-000

BUILDING CHARACTERISTICS

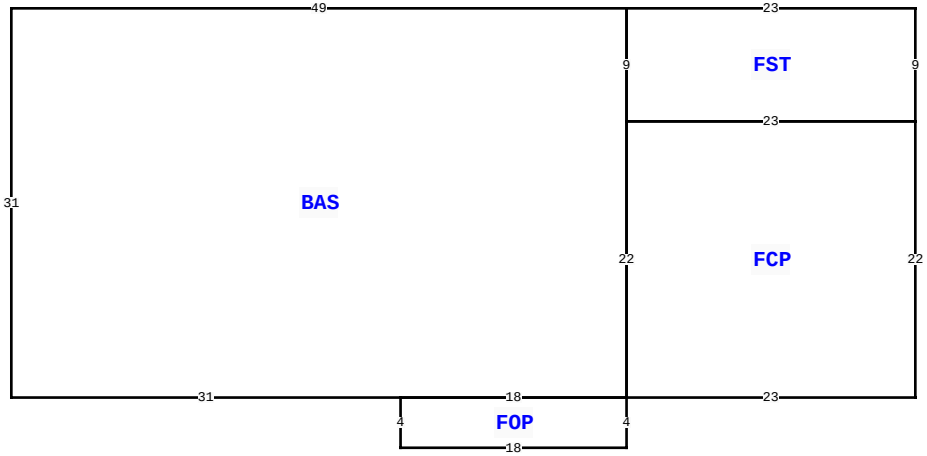
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC	3417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100		1,519	123,468
FCP	506	25		126	10,241
FOP	72	30		22	1,788
FST	207	55		114	9,266
TOTALS	2,304			1,781	144,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	113.6800	125.05	222,714	1967	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1519 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

783 SE COUNTRY CLUB RD, LAKE CITY

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,764
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	163,664
SOH/AGL Deduction	0
ASSESSED VALUE	163,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,664
TOTAL JUST VALUE	163,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2265	3/12/2020	WD	U	I	30	100
GRANTOR: RACHEL VANN NELSON						
GRANTEE: ANDREW T NELSON						
1180/2798	9/16/2009	WD	U	I	12	65,000
GRANTOR: REGIONS BANK						
GRANTEE: ANDREW T & RACHEL V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S31 E31 FOP= S4 E18N4 W18$ E18 FCP= E23 N22 W23 S22$ N22 FST= E23 N9 W23 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	0		RSF-2	100.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS