PART OF LOT 5 PINE TREE ESTATES
COMM NE COR OF SAID LOT, RUN W 3
POB, CONT W 159.12 FT, S 278.99

FLICKINGER NICHOLAS ALEXANDER
284 SW REMINGTON CT
LAKE CITY, FL 32024

2026

03-6S-17-09578-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

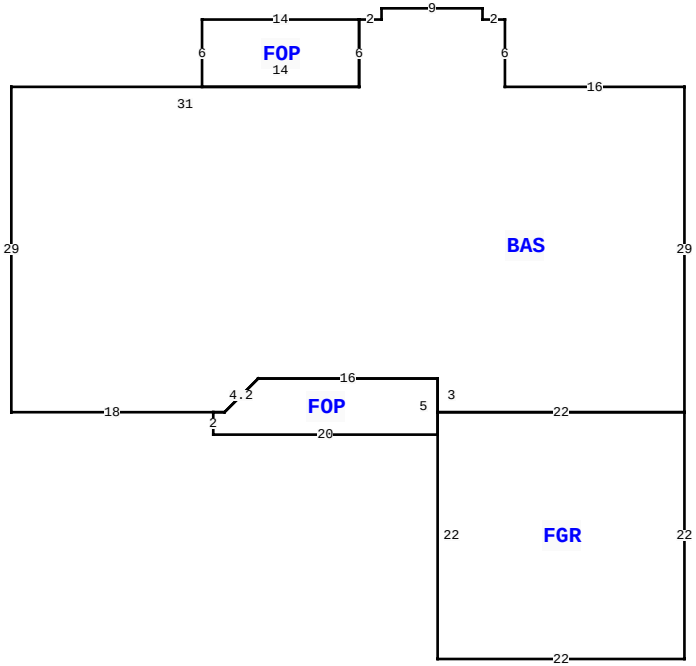
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 3617.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,775	100		1,775	189,843
FGR	484	55		266	28,450
FOP	84	30		25	2,674
FOP	93	30		28	2,994
TOTALS	2,436			2,094	223,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	120.2850	137.12	287,129	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2020 Heated Area: 1775 HX Base Yr 2020



284 SW REMINGTON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,961
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		24,160
TOTAL MARKET VALUE		249,421
SOH/AGL Deduction		68,776
ASSESSED VALUE		180,645
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		124,234
TOTAL JUST VALUE		249,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0290	3/05/2019	WD	Q	I	01	166,000
GRANTOR: JONATHAN CALEB & FRAN						
GRANTEE: NICHOLAS ALEXANDER						
1364/1672	7/16/2018	WD	U	I	11	100
GRANTOR: FRANCES LESTAR ROBERT						
GRANTEE: JONATHAN CALEB & FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 N6 W2 N1 W9 S1 W2 FOP= W14 S6 E14 N6$ S6 W31 S29 E18 FOP= S2 E20 N5 W16 L3 D3 W1$ E1 U3 R3 E16 S3 FGR= S22 E22 N22 W22$ E22 N29$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,160							
2	0000	C	VAC RES	100			0.00	0.00	0.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	8,000							

REVIEW DATE 09/27/2017 BY BC Total Acres: 1.51 Total Land Value: 24,160 Market: 0 Agricultural: 0 Common: 24,160 PRINTED 05/08/2026 BY SYS