COMM AT SE COR OF NE1/4 OF NE 1/
FT FOR POB CONT W 444.06 FT, N 4
500.22 FT TO E R/W OF SW HALTIWA

NICELY JOHN C/HOWARD LAURIE
1621 SW HALTIWANGER RD
LAKE CITY, FL 32024

2027

04-6S-17-09597-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

1621 SW HALTIWANGER RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	226,800
TOTAL MARKET VALUE	15,456
SOH/AGL Deduction	910
ASSESSED VALUE	14,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,546
TOTAL JUST VALUE	235,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/1286	11/09/2022	WD	U	I	11	100
GRANTOR: NICELY JOHN C						
GRANTEE: NICELY JOHN C						
0822/1531	5/22/1996	WD	Q	V	01	100
GRANTOR: JEANNE S NICELY (LIFE						
GRANTEE: JOHN C NICELY (REMA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	226,800							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	25.20	AC		1.00	1.00	1.00	280.00	280.00	7,056							

REVIEW DATE 10/02/2017 BY BC — Total Acres: 25.20 — Total Land Value: 7,056 — Market: 226,800 — Agricultural: 7,056 — Common: 0 — PRINTED 11/17/2026 BY SYS