

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

2026

04-6S-17-09597-006


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 1,591 ASSESSED VALUE 13,865 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,865 TOTAL JUST VALUE 235,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 235,200																																																										
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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	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																																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/08/2026 BY SYS																																																																														