

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																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 8,400 <b>TOTAL LAND VALUE - MARKET</b> 226,800 <b>TOTAL MARKET VALUE</b> 15,456 <b>SOH/AGL Deduction</b> 1,591 <b>ASSESSED VALUE</b> 13,865 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 13,865 <b>TOTAL JUST VALUE</b> 235,200 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 235,200																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1479/1286</td> <td>11/09/2022</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: NICELY JOHN C</td> </tr> <tr> <td colspan="7">GRANTEE: NICELY JOHN C</td> </tr> <tr> <td>0822/1531</td> <td>5/22/1996</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: JEANNE S NICELY (LIFE</td> </tr> <tr> <td colspan="7">GRANTEE: JOHN C NICELY (REMA</td> </tr> </tbody> </table>										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						
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TOTALS																				BLD DATE      LGL DATE XF DATE      LAND DATE      05/07/2026      MLU INC DATE      AG DATE																																																										
<b>EXTRA FEATURES</b>										1621 SW HALTIWANGER RD, LAKE CITY																																																																				
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																																																														
										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																																																													
<b>REVIEW DATE</b> 10/02/2017 <b>BY</b> BC    Total Acres: 25.20    Total Land Value: 7,056    Market: 226,800    Agricultural: 7,056    Common: 0 <b>PRINTED 06/22/2026 BY SYS</b>																																																																														