

COMM AT SE COR OF NE1/4 OF NE 1/
W 1582.60 FT FOR POB CONT W 491.
N 1339.35 FT E 491.35 FT, S 1339

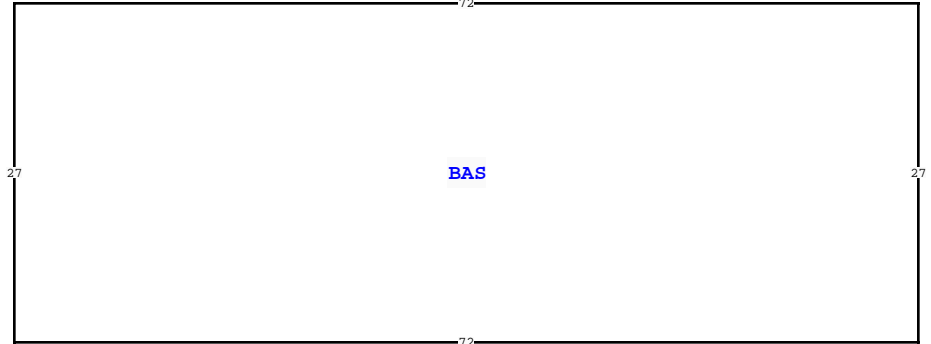
NICELY CHERYL
1873 SW HALTIWALGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-007
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,944	113.2000	106.41	206,861	2019	2019	0	0	11.00	89.00		
1 MANUF 1 0% - 0 Heated Area: 1944 HX Base Yr													



Quality	05	05			
DOR CODE	5000 IMPROVED AG				
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
BAS	1,944	100		1,944	184,106
TOTALS	1,944			1,944	184,106

1873 SW HALTIWANGER RD, LAKE CITY

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

EXTRA FEATURES															
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	9945	Well/Sept	0	0	0	0		7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,000

LAND DESCRIPTION																								
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.10	AC		1.00	1.00	1.00	280.00	280.00	3,948							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.10	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,900							
3	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			184,106	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			135,900	
TOTAL MARKET VALUE			204,054	
SOH/AGL Deduction			25,429	
ASSESSED VALUE			178,625	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			178,625	
TOTAL JUST VALUE			327,006	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			331,144	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38519	M H	454	08/23/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2014	5/30/2019	PR	U	V	11	100
GRANTOR: CHERYL NICELY PR FOR						
GRANTEE: CHERYL NICELY (WIDO)						
0822/1518	5/22/1996	WD	Q	V	01	100
GRANTOR: JEANNE S NICELY (LIFE						
GRANTEE: JAY A NICELY (REMAI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W72 S27 E72 N27\$.