

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

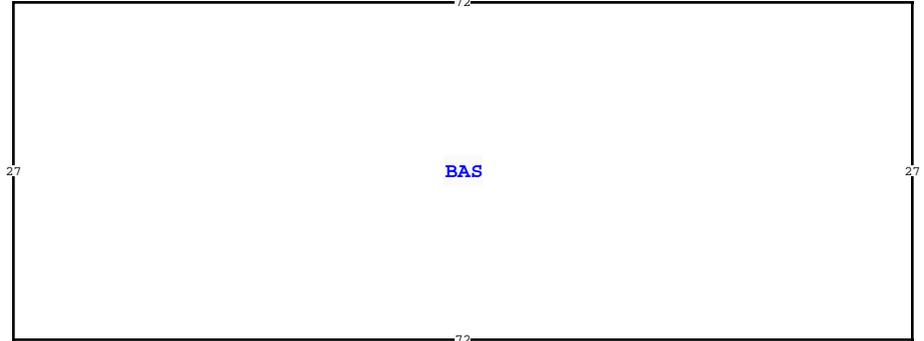
NICELY CHERYL
1873 SW HALTIWALGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-007
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
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	108.67	211,254	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	188,016
TOTALS	1,944			1,944	188,016

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 VALUATION SUMMARY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		188,016		
TOTAL MARKET OB/XF VALUE		7,000		
TOTAL LAND VALUE - MARKET		135,900		
TOTAL MARKET VALUE		207,964		
SOH/AGL Deduction		29,339		
ASSESSED VALUE		178,625		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		178,625		
TOTAL JUST VALUE		330,916		
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\$.