

(AKA PRCL "E" MELISSA'S SECRET G UNRE DESC AS). COMM AT THE NE CO NW1/4 RUN S 2202.03 FT, W 581.10

NELSON DAVID/NELSON CRISTINA
19400 RIDGELAND DR
CUTLER BAY, FL 33157

2026

05-6S-17-09607-205



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 9,000 TOTAL LAND VALUE - MARKET 160,653 TOTAL MARKET VALUE 16,946 SOH/AGL Deduction 0 ASSESSED VALUE 16,946 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,946 TOTAL JUST VALUE 169,653 NCON VALUE 9,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 160,653											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000045610 Storage Building 12,000 12/20/2024 000044703 Electrical Servic 0 06/17/2022											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1519/2414 7/15/2024 WD U V 11 100 GRANTOR: MELISSA'S SECRET GARD GRANTEE: NELSON DAVID 1358/0820 4/16/2018 WD Q V 01 93,000 GRANTOR: WATKINS CORP GRANTEE: DAVID & CRISTINA NE											
DOR CODE 5500 TIMBERLAND 80-89										MAP NUM MKT AREA 02										NEIGHBORHOOD/LOC 5617.00 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										244 SW SYDNEY NICOLE CT, LAKE CITY										BLD DATE LGL DATE 04/08/2025 MLU											
EXTRA FEATURES																				INC DATE											
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	0030	BARN,MT	0 0	0 0	1.00	UT	9,000.00	9,000.00	100	2026	2025		100	9,000																	
LAND DESCRIPTION										TOTAL OB/XF 9,000																					
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	5500	A	TIMBER 2	0			0.00	0.00	17.85	AC		1.00	1.00	1.00	445.00	445.00	7,943														
2	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	0.32	AC		1.00	1.00	1.00	10.00	10.00	3														
3	9910	M	MKT.VAL.AG	0			0.00	0.00	17.85	AC		1.00	1.00	1.00	9,000.00	9,000.00	160,650														
REVIEW DATE 04/08/2025 BY MLU Total Acres: 18.17 Total Land Value: 7,946 Market: 160,650 Agricultural: 7,943 Common: 3 PRINTED 03/25/2026 BY SYS																															