(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

2027

05-6S-17-09607-205

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

244 SW SYDNEY NICOLE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,653

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 / U	V / I	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						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 11/17/2026 BY SYS