LOT 35 COUNTRY VILLAGE S/D.
471-63, 653-574, DC 758-410, LE

NELSON JAMES S/SPARKS CHERI DEANN
4286 RIVER RD
LIVE OAK, FL 32060

2026

07-4S-17-08120-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

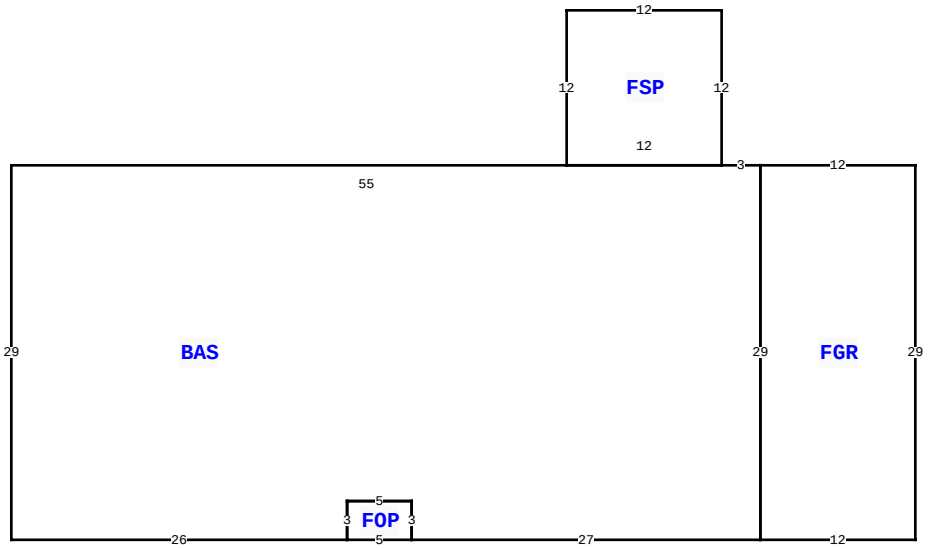
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	01	NONE 100
Common Wall		3 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,667	100		1,667	139,713
FGR	348	55		191	16,008
FOP	15	30		4	335
FSP	144	40		58	4,861
TOTALS	2,174			1,920	160,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,920	113.1020	128.94	247,565	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1667 HX Base Yr



147 SW KAREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	160,917
TOTAL MARKET OB/XF VALUE	3,650
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	183,067
SOH/AGL Deduction	0
ASSESSED VALUE	183,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,067
TOTAL JUST VALUE	183,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1564/1217	3/30/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (NELSO						
GRANTEE: NELSON JAMES S						
1482/1722	1/10/2023	WD	U	I	11	100
GRANTOR: NELSON WILLIAM CLYDE						
GRANTEE: NELSON WILLIAM CLYD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N12 W12 S12 E12$ W 55 S29 E26 FOP= E5 N3 W5 S3$ N3 E5 S3 E27 FGR= E12 N29W12 S29$ N29$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	750	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,650

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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/30/2017 BY DF Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS