BEG 6.85 CHS S OF NE COR OF NE1/
RUN W TO W BOUNDARY LINE OF NE1/
S 410 FT, E 792 FT, N 50 FT, E 2

NELLICLIFF RICHARD
1643 ALCAZAR WAYS, C/O LINDA WILLIAMS
ST PETERSBURG, FL 33712-4922

2026

10-5S-16-03517-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.00	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

474 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0
TOTAL LAND VALUE - MARKET	59,850
TOTAL MARKET VALUE	59,850
SOH/AGL Deduction	13,730
ASSESSED VALUE	46,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,120
TOTAL JUST VALUE	59,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,700

LAND:1:1: ADJ;4 POOR ACESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0007/0468	4/14/1915	WD	Q	V	01	561

GRANTOR: P B SUMMER & F D SUMM

GRANTEE: RICHARD NELLICLIFF

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.50	AC		1.00	1.00	0.60	9,500.00	5,700.00	59,850							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.50 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 06/09/2026 BY SYS