COMM NE COR OF NE1/4 OF SE1/4, R
FOR POB, CONT S 295.20 FT, W 295
295.20 FT, E 295.20 FT TO POB.

HASSETT REVOCABLE LIVING TRUST U/S/D APRIL 29, 202
576 NW NICKLE GLN
WELLBORN, FL 32094

2027

11-3S-15-00157-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

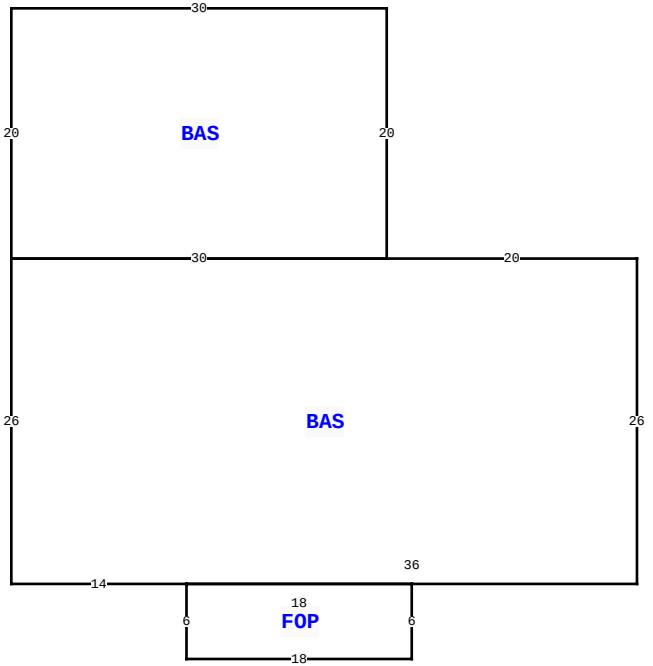
NEIGHBORHOOD/LOC 11315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	41,824
BAS	1,300	100		1,300	90,618
FOP	108	30		32	2,231
TOTALS	2,008			1,932	134,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	97.4947	107.24	207,188	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1900 HX Base Yr 2018



576 NW NICKLE GLN, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0120	CLFENCE 4	0	100	0	0	160.00	UT	2.50	2.50	100	1994	1994	3	100	400	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	915	
6	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	50	2013	2013	3	50	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,672
TOTAL MARKET OB/XF VALUE		17,401
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		184,073
SOH/AGL Deduction		66,017
ASSESSED VALUE		118,056
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,645
TOTAL JUST VALUE		184,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1862	4/29/2025	WD	U	I	11	100
GRANTOR: HASSETT PATRICK J						
GRANTEE: HASSETT REVOCABLE L						
1336/1748	5/09/2017	WD	Q	I	01	109,900
GRANTOR: STEVEN M & NIKKI A HE						
GRANTEE: PATRICK J HASSETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N20 W30 S20 E30$ W30 S26 E14 FOP= S6E18N6 W18$ E36 N26$.

LAND DESCRIPTION

TOTAL OB/XF 17,401

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 01/24/2023 BY KS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS