COMM AT NE COR OF WEST 759 FT
OF SE1/4 OF NW1/4, RUN SOUTH
172.35 FT FOR POB, CONT SOUTH

SWEET PAUL L/SWEET AMY D
397 SW NUGGET WAY
LAKE CITY, FL 32024

**2027**

**11-4S-15-00337-003**

## BUILDING CHARACTERISTICS

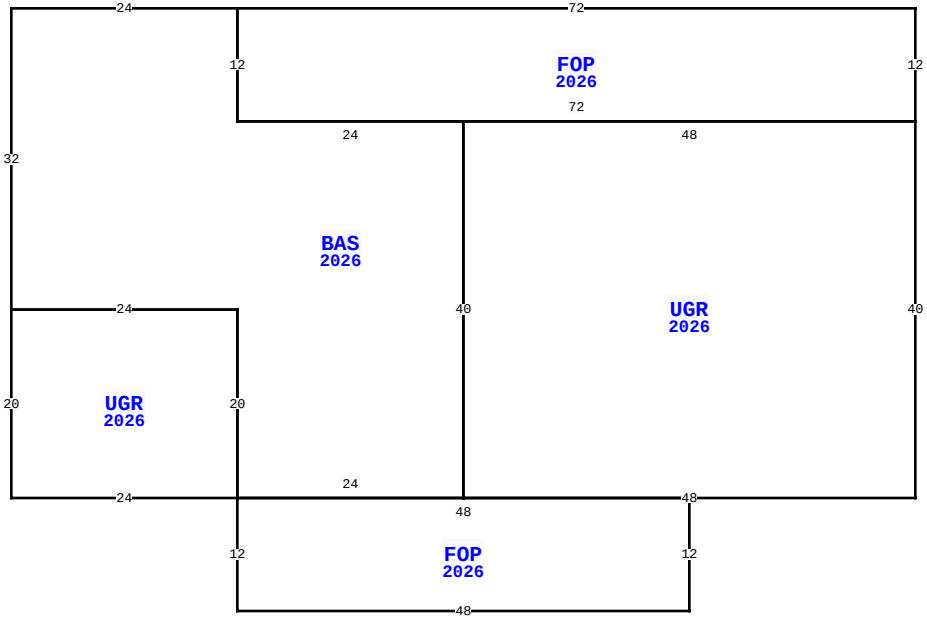
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 11415.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,728 | 100 | 2026 | 1,728 | 131,368 |
| FOP | 576 | 30 | 2026 | 173 | 13,152 |
| FOP | 864 | 30 | 2026 | 259 | 19,690 |
| UGR | 480 | 45 | 2026 | 216 | 16,421 |
| UGR | 1,920 | 45 | 2026 | 864 | 65,684 |
| TOTALS | 5,568 | | | 3,240 | 246,315 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0187 | 01 | 3,240 | 108.3000 | 84.47 | 273,683 | 2025 | 2025 | 10 | 0 | 0 | 0.00 | 90.00 |

1 SFR/PREMTL 100% - 2026 Heated Area: 1728 HX Base Yr 2026




397 SW NUGGET WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | | 246,315 |
| TOTAL MARKET OB/XF VALUE | | 8,698 |
| TOTAL LAND VALUE - MARKET | | 71,020 |
| TOTAL MARKET VALUE | | 266,911 |
| SOH/AGL Deduction | | 88,828 |
| ASSESSED VALUE | | 178,083 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 126,672 |
| TOTAL JUST VALUE | | 326,033 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 332,361 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047917 | Electrical Servic | 0 | 08/18/2023 |
| 21424 | M H | 411 | 01/15/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1094/0936 | 8/29/2006 | WD | Q | I | 06 | 100 |
| GRANTOR: KENNETH SWEET | | | | | | |
| GRANTEE: PAUL & AMY SWEET | | | | | | |
| 0772/0723 | 3/12/1993 | WD | Q | V | | 30,000 |
| GRANTOR: LUCILLE COATS | | | | | | |
| GRANTEE: KENNETH SWEET | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=2026;ORIG=104,21] E48 S40 W48 N40 $
BAS=[YR=2026;ORIG=80,9] W24 S32 E24 S20 E24 N40 W24 N12 $
FOP=[YR=2026;ORIG=80,9] E72 S12 W72 N12 $
FOP=[YR=2026;ORIG=80,61] E48 S12 W48 N12 $
UGR=[YR=2026;ORIG=56,41] E24 S20 W24 N20 $
.

## 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 | 100 | 0 | 0 | 552.00 | UT | 1.25 | 1.25 | 100 | 2006 | 2006 | 3 | 100 | 690 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 288.00 | UT | 3.50 | 3.50 | 100 | 2026 | 2025 | | 100 | 1,008 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,698

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 6.78 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,898 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 6.78 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 61,020 | | | | | | | |

REVIEW DATE 12/28/2025 BY HC Total Acres: 7.78 Total Land Value: 11,898 Market: 61,020 Agricultural: 1,898 Common: 10,000 PRINTED 11/17/2026 BY SYS