LOT 2 CREST POINTE S/D.
ORB 983-15., WD 1009-345,
(DC HAYWARD FRANKLIN DAVIS

NIPPER JOSEPH D
P O BOX 43
NEWBERRY, FL 32669

2026

11-4S-16-02905-402

BUILDING CHARACTERISTICS

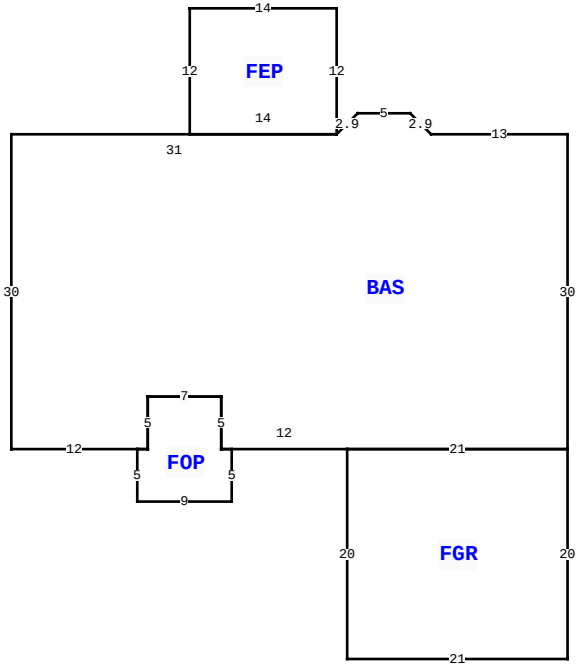
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	152,868
FEP	168	80		134	13,056
FGR	420	55		231	22,506
FOP	80	30		24	2,339
TOTALS	2,237			1,958	190,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	111.9380	127.61	249,860	2003	2003	0	0	0	23.65	76.35

1 SINGLE FAM 0% - 0 Heated Area: 1569 HX Base Yr



139 SW STORY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	190,768
TOTAL MARKET OB/XF VALUE	4,092
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	229,860
SOH/AGL Deduction	0
ASSESSED VALUE	229,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,860
TOTAL JUST VALUE	229,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048370	Roof Replacement	16,757	10/09/2023
20262	SFR	295	12/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1305/2771	12/14/2015	WD	Q	I	01	144,900
GRANTOR: JUANITA G DAVIS						
GRANTEE: JOSEPH D NIPPER						
1009/0345	3/05/2004	WD	Q	I		115,000
GRANTOR: JEFFERY E & BOBBI A M						
GRANTEE: JUANITA G & HAYWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W5 D2 L2 FEP= N12 W14 S12 E14$ W31 S30 E12 FOP= S5 E9 N5 W1 N5 W7 S5 W1$ E1 N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 N30$.

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	838.00	UT	2.00	2.00	100	2003	2003	3	100	1,676	
2	0169	FENCE/WOOD	0	0	0	0	336.00	UT	6.00	6.00	100	2003	2003	3	100	2,016	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,092

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	35,000.00	35,000.00	35,000							

REVIEW DATE 01/08/2024 BY KS Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS