COMM SE COR OF, RUN N 1714.24 FT
RUN W 782.53 FT, N 278.35 FT, E
S 279.53 FT TO POB.

NITSCHE BRIDGET K
486 SW CARUSO PL
LAKE CITY, FL 32024

2027

12-4S-15-00347-024

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

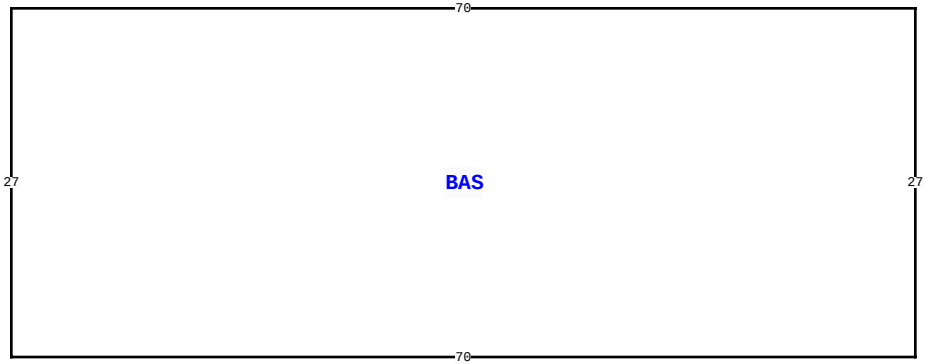
NEIGHBORHOOD/LOC 12415.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	112,048
TOTALS	1,890			1,890	112,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,890	115.9000	107.79	203,723	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1890 HX Base Yr 2003



486 SW CARUSO PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2005	2005	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	0030	BARN,MT	0	100	20	20	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	
6	0030	BARN,MT	0	100	20	22	1.00	UT	6,600.00	6,600.00	100	2025	2024		100	6,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,048
TOTAL MARKET OB/XF VALUE		22,100
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		194,268
SOH/AGL Deduction		96,837
ASSESSED VALUE		97,431
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		41,020
TOTAL JUST VALUE		194,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18687	M H	125	09/04/2001
18117	M H	125	04/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0965/1991	10/18/2002	WD	Q	V	03	23,800
GRANTOR: DUANE & BARBARA MOORE						
GRANTEE: BRIDGET NITSCHE						
0965/1988	3/21/2000	WD	Q	V	01	100
GRANTOR: KEGEL'S						
GRANTEE: MOORE'S (CORRECTIVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S27 E70 N27$.

LAND DESCRIPTION

TOTAL OB/XF 22,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS