

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.

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

2026

12-4S-15-00347-024

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,890	100	
TOTALS	1,890		113,254

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2003	Heated Area: 1890		HX Base Yr 2003				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
										04/22/2026	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			113,254
TOTAL MARKET OB/XF VALUE			22,100
TOTAL LAND VALUE - MARKET			60,120
TOTAL MARKET VALUE			195,474
SOH/AGL Deduction			100,881
ASSESSED VALUE			94,593
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			38,182
TOTAL JUST VALUE			195,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,464

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 NITSCHKE						
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 N27S.	

EXTRA FEATURES																
L N	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	100	2005	2005	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20		360.00	UT 2.50	100	2005	2005	3	100	900	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	400	
5	0030	BARN,MT	0	100	20	20		1.00	UT 6,000.00	100	2025	2024		100	6,000	
6	0030	BARN,MT	0	100	20	22		1.00	UT 6,600.00	100	2025	2024		100	6,600	
TOTALS												22,100				

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							