BEG SW COR OF NW1/4 OF NE1/4, RU TO S R/W OF SR-247, NE ALONG R/W FT, SE 407.48 FT, SW 59 FT, W 32

PETERSEN JANET R/GIBSON ALICE L
123 SW NURSERY RD
LAKE CITY, FL 32024

2027

15-4S-16-02987-011

BUILDING CHARACTERISTICS

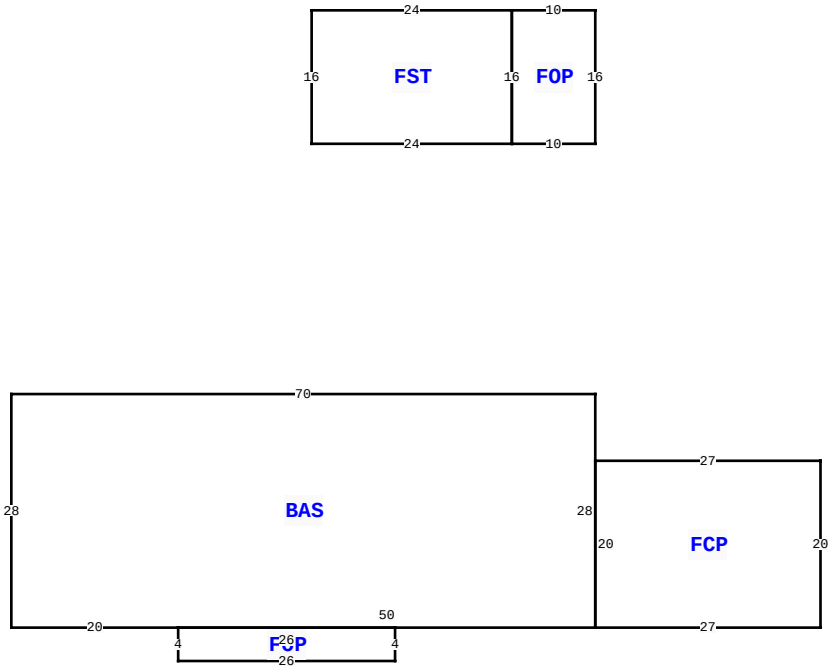
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100		1,960	156,868
FCP	540	25		135	10,805
FOP	104	30		31	2,481
FOP	160	30		48	3,842
FST	384	55		211	16,887
TOTALS	3,148			2,385	190,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,385	111.9380	123.13	293,665	1976	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1960 HX Base Yr 2020



123 SW NURSERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1976	1976	3	40	14,336	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	100	2,000	
4	0169	FENCE/WOOD	0	100	0	0	180.00	UT	13.50	13.50	75	2007	2007	3	75	1,823	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,882
TOTAL MARKET OB/XF VALUE		19,959
TOTAL LAND VALUE - MARKET		24,975
TOTAL MARKET VALUE		235,816
SOH/AGL Deduction		44,483
ASSESSED VALUE		191,333
TOTAL EXEMPTION VALUE	HX HB VX 13	191,333
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		235,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1298	1/31/2020	QC	U	I	11	100
GRANTOR: JANET R PETERSEN & AL						
GRANTEE: JANET R PETERSEN &						
1379/2519	3/07/2019	WD	Q	I	01	189,900
GRANTOR: KEVIN SCOTT & LINDSEY						
GRANTEE: JANET R PETERSEN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S28 E20 FOP= S4 E26N4 W26$ E50 FCP= E27 N20 W27 S20$ N28$ PTR=N30 FOP= N16 W10 FST= W24 S16 E24 N16$S16E10$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 19,959

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		RSF-1	0.00	0.00	1.85	AC		1.00	1.00	1.00	13,500.00	13,500.00	24,975							

REVIEW DATE 08/02/2024 BY KS Total Acres: 1.85 Total Land Value: 24,975 Market: 0 Agricultural: 0 Common: 24,975 PRINTED 11/17/2026 BY SYS