

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

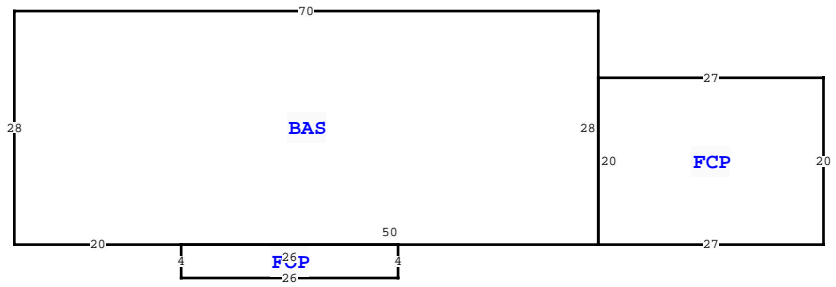
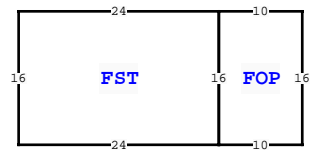
PETERSEN JANET R/GIBSON ALICE L
123 SW NURSERY RD
LAKE CITY, FL 32024

2026

15-4S-16-02987-011

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	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
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2020									HX Base Yr 2020



MAP NUM	MKT AREA	
15416.00	1.00/	06
NEIGHBORHOOD/LOC		
BAS	1,960	100
FCP	540	25
FOP	104	30
FOP	160	30
FST	384	55
TOTALS	3,148	2,385

123 SW NURSERY RD, LAKE CITY

BLD DATE	LGL DATE
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	194,355		
TOTAL MARKET OB/XF VALUE	19,959		
TOTAL LAND VALUE - MARKET	24,975		
TOTAL MARKET VALUE	239,289		
SOH/AGL Deduction	53,529		
ASSESSED VALUE	185,760		
TOTAL EXEMPTION VALUE	185,760	HX HB VX 13	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	239,289		
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						
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\$.	

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	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	1976	1976	3	40	14,336	
3	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	100	2,000	
4	0169	FENCE/WOOD	0	100	0	180.00	UT	13.50	13.50	75	2007	2007	3	75	1,823	
5	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0251	LEAN TO W/	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
TOTAL OB/XF 19,959																

LAND DESCRIPTION		TOTAL OB/XF 19,959																						
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	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							