

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

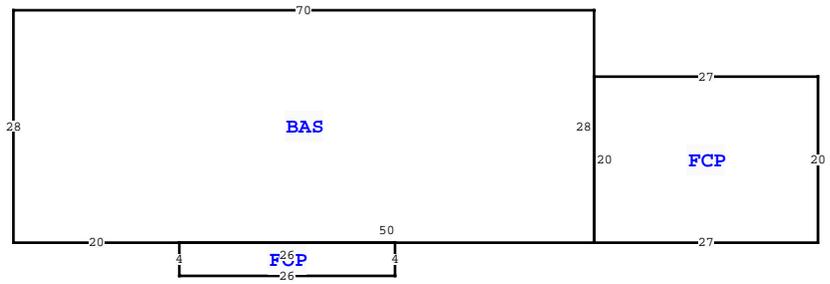
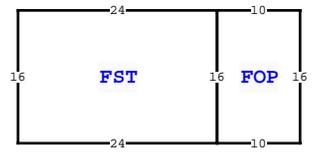
PETERSEN JANET R/GIBSON ALICE L
123 SW NURSERY RD
LAKE CITY, FL 32024

2026

15-4S-16-02987-011

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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
BAS	1,960	100	
FCP	540	25	
FOP	104	30	
FOP	160	30	
FST	384	55	
TOTALS	3,148		

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									Heated Area: 1960	
												HX Base Yr 2020	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	HX HB VX 13		185,760
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						
GRANTEE: JANET R PETERSEN &						
1379/2519	3/07/2019	WD	Q	I	01	189,900
GRANTOR: KEVIN SCOTT & LINDSEY						
GRANTEE: JANET R PETERSEN &						

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

TOTAL OB/XF														19,959	
123 SW NURSERY RD, LAKE CITY															
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE					

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														
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							