

COMM NE COR OF NE1/4 OF SW1/4, R
FOR POB, CONT S 200 FT, W 387.76
201.30 FT. E 386.00 FT. TO POB

NELSON TAYLOR/NELSON KIMBERLY
588 SW NURSERY ROAD
LAKE CITY, FL 32024

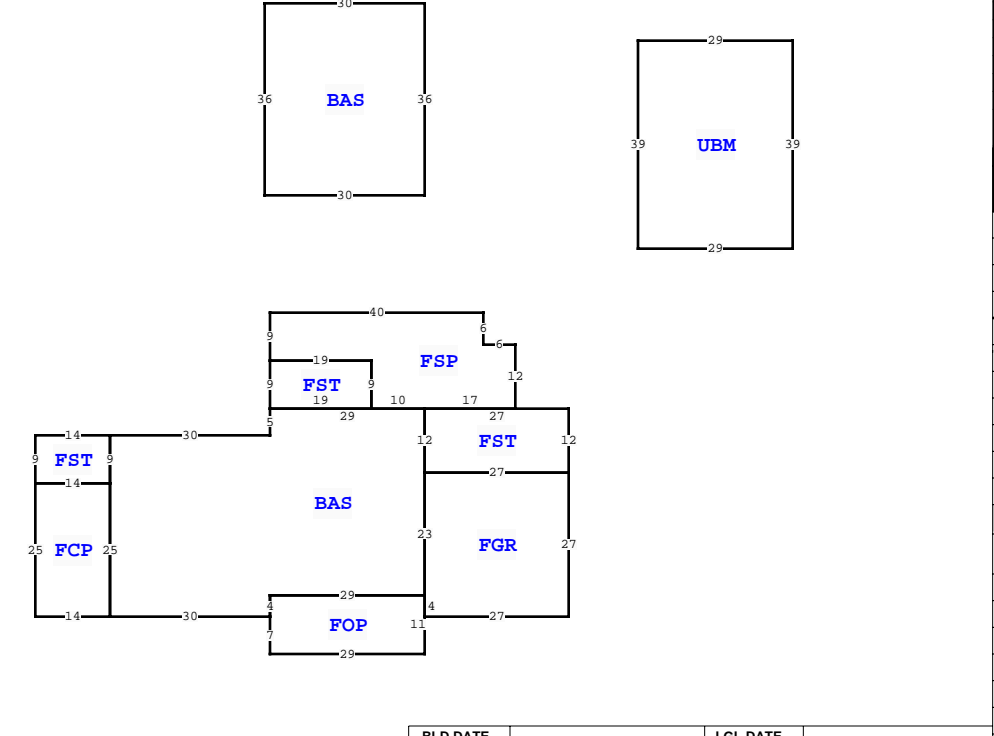
2026

15-4S-16-03002-001
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,515	106.9320	119.76	540,716	1987	1987	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 3115 HX Base Yr 2007



QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC																																																																								
05	05		06	15416.00 1.00/																																																																								
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588 SW NURSERY RD, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	0180	FPLC 1STRY	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
2	0130	CLFENCE 5	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	2,500
3	0166	CONC,PAVMT	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	2,500
4	0297	SHED CONCR	0	100	6	8	8	48.00	UT 10.00	10.00	100	1993	1993	3	100	480

TOTAL OB/XF 7,480

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		00	0.00	0.00	1.77	AC		1.00	1.00	1.00	18,000.00	18,000.00	31,860							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		351,465
TOTAL MARKET OB/XF VALUE		7,480
TOTAL LAND VALUE - MARKET		31,860
TOTAL MARKET VALUE		390,805
SOH/AGL Deduction		161,506
ASSESSED VALUE		229,299
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,888
TOTAL JUST VALUE		390,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052514	Roof Replacement	25,616	03/06/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2554	4/03/2026	WD	Q	I	01	579,000
GRANTOR: DONALDSON JOHNNY DEWA						
GRANTEE: NELSON TAYLOR						
1544/1762	7/16/2025	WD	U	I	11	0
GRANTOR: DONALDSON TINA ROBERT						
GRANTEE: DONALDSON JOHNNY DE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 S5 W30 FST= W14 S9E14 N9S S9 FCP= W14 S25 E14 N25S S25 E30 FOP= S7 E29 N11W29 S4S N4 E29 FGR= S4 E27 N27W27 S23S N23 FST= E27 N12W27 S12S N12S FSP= E17 N12 W6N6 W40 S9 FST= S9 E19 N9 W19S E19 S9 E10S PTR=N40 BAS= N36W30 S36 E30S S40S PTR=N30 E40 UBM= E29 N39 W29 S39S S30 W40S.	