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

2027

15-4S-16-03002-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

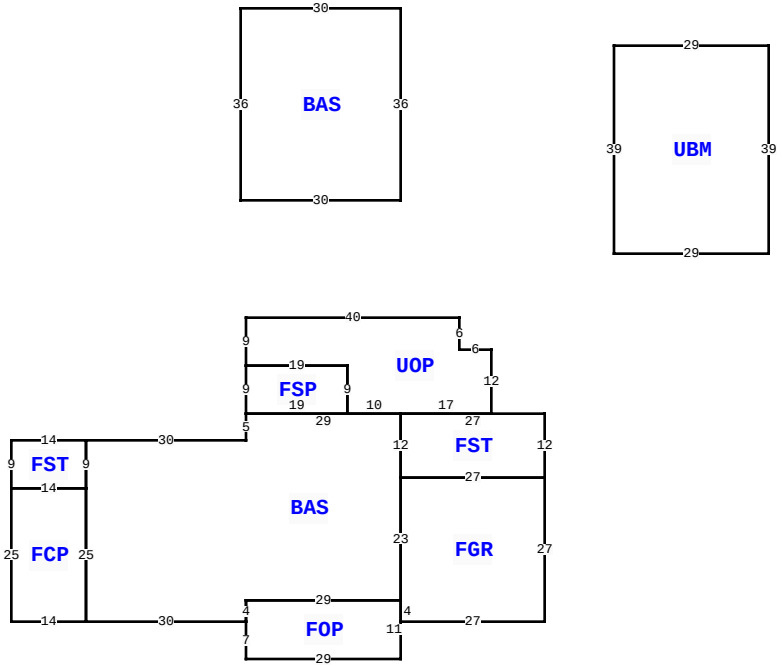
NEIGHBORHOOD/LOC 15416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	99,487
BAS	2,035	100		2,035	187,461
FCP	350	25		88	8,106
FGR	729	55		401	36,939
FOP	319	30		96	8,843
FSP	171	40		68	6,264
FST	126	55		69	6,356
FST	324	55		178	16,397
UBM	1,131	20		226	20,819
UOP	621	20		124	11,423
TOTALS	6,886			4,365	402,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,365	121.8126	133.99	584,866	1987	2000	0	0	0	31.25	68.75

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



588 SW NURSERY RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		402,095
TOTAL MARKET OB/XF VALUE		7,480
TOTAL LAND VALUE - MARKET		31,860
TOTAL MARKET VALUE		441,435
SOH/AGL Deduction		205,257
ASSESSED VALUE		236,178
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,767
TOTAL JUST VALUE		441,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,805

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=[ORIG=0,0] W29 S5 W30 S9 S25 E30 N4 E29 N23 N12 $
UBM=[ORIG=40,-30] E29 N39 W29 S39 $
BAS=[ORIG=0,-40] N36 W30 S36 E30 $
FGR=[ORIG=0,35] S4 E27 N27 W27 S23 $
UOP=[ORIG=0,0] E17 N12 W6 N6 W40 S9 E19 S9 E10 $
FCP=[ORIG=-59,14] W14 S25 E14 N25 $
FST=[ORIG=0,12] E27 N12 W27 S12 $
FOP=[ORIG=-29,39] S7 E29 N11 W29 S4 $
FSP=[ORIG=-29,-9] S9 E19 N9 W19 $
FST=[ORIG=-59,5] W14 S9 E14 N9 $
PTR=[ORIG=0,0] N30 E40 S30 W40 $
PTR=[ORIG=0,0] N40 S40 $

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

LAND DESCRIPTION

TOTAL OB/XF 7,480

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

REVIEW DATE 09/20/2024 BY KS Total Acres: 1.77 Total Land Value: 31,860 Market: 0 Agricultural: 0 Common: 31,860 PRINTED 11/17/2026 BY SYS