

LOT 1 BLOCK B & ALL LOT 2 EX
 BEG NE COR OF LOT 2, RUN S
 47.63 FT, NW 140.91 FT, N

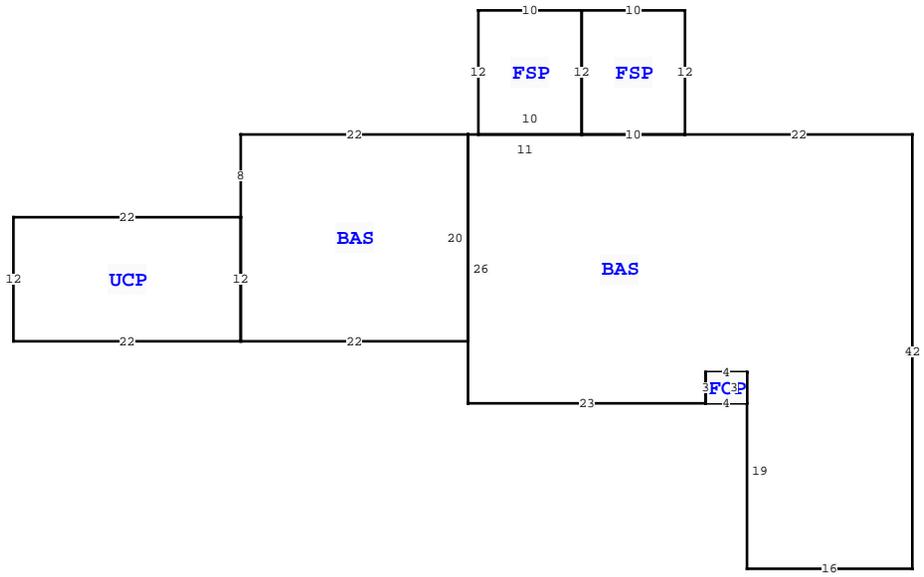
NIPPER JAMES R/NIPPER DEBORAH K
 493 SE FOREST TER
 LAKE CITY, FL 32025

2026

16-4S-17-08382-400

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual 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	16417.090	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	440	100
BAS	1,362	100
FOP	12	30
FSP	120	40
FSP	120	40
UCP	264	20
TOTALS	2,318	

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%	- 1996								
			Heated Area: 1802				HX Base Yr 1996				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			174,246
TOTAL MARKET OB/XF VALUE			5,200
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			201,946
SOH/AGL Deduction			94,031
ASSESSED VALUE			107,915
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			56,504
TOTAL JUST VALUE			201,946
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,896
SALE:2:1: LOT 1 BLK B & PT LOT 2 BLK B CENTURY OAK			
SALE:1:1: LOT 1 BLK B CENTURY OAK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0814/0956	11/22/1995	WD	Q	I		68,000
GRANTOR: JEANNE E WELLING, UNR						
GRANTEE: JAMES R & DEBORAH N						
0768/1257	12/14/1992	WD	Q	I		64,500
GRANTOR: OLIPHANT MILLARD						
GRANTEE: WELLING JAMES H						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	800	
3	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2004	2004	3	100	200	
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2004	2004	3	100	600	
6	0296	SHED METAL	0	100	0	0		1.00	UT 600.00	50	2004	2004	3	50	300	
7	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	600	
8	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

TOTAL OB/XF																								
												5,200												