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

2027

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 Floo	14	CARPET 90
Interior Floo	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	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

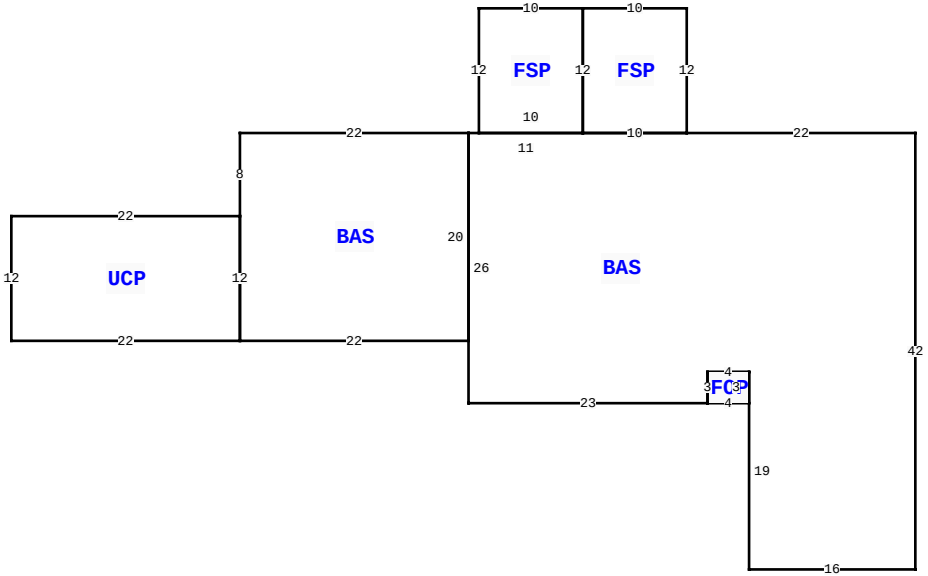
NEIGHBORHOOD/LOC 16417.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	37,840
BAS	1,362	100		1,362	117,134
FOP	12	30		4	344
FSP	120	40		48	4,128
FSP	120	40		48	4,128
UCP	264	20		53	4,558
TOTALS	2,318			1,955	168,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	120.2850	132.31	258,666	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1802 HX Base Yr 1996



493 SE FOREST TER, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 MLU
INC DATE | AG DATE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,133
TOTAL MARKET OB/XF VALUE		5,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		195,833
SOH/AGL Deduction		84,681
ASSESSED VALUE		111,152
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,741
TOTAL JUST VALUE		195,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,896

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N12 W10 S12 E10$ W10 FSP= N12 W10 S12 E10$
W11BAS= W22 S8 UCP= W22 S12 E22 N12$ S12 E22 N20$ S26 E23
FOP= E4 N3 W4 S3$ N3 E4 S19 E16 N42$.

LAND DESCRIPTION

TOTAL OB/XF 5,200

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

REVIEW DATE 05/01/2017 BY DF Total Acres: 0.64 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS