LOT 15 BLOCK B CENTURY OAK S/D

377-431, 732-964, 742-115, 754-7

NEVIN-STEINKE KELLY LIVING TRUST
725 WELLER AVE SE
LIVE OAK, FL 32064

2027

16-4S-17-08382-414

BUILDING CHARACTERISTICS

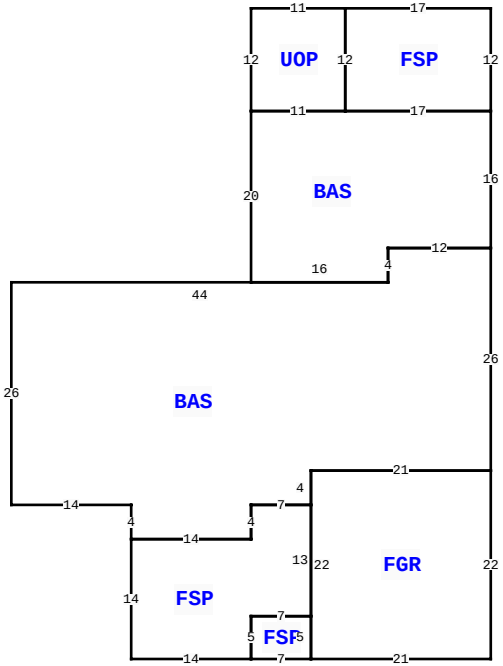
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	512	100		512	44,540
BAS	1,476	100		1,476	128,401
FGR	462	55		254	22,096
FSP	35	40		14	1,218
FSP	204	40		82	7,133
FSP	287	40		115	10,004
UOP	132	20		26	2,262
TOTALS	3,108			2,479	215,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	105.4480	115.99	287,539	1992	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2024 Heated Area: 1988 HX Base Yr



217 SE FOREST TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,654
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	237,054
SOH/AGL Deduction	0
ASSESSED VALUE	237,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,054
TOTAL JUST VALUE	237,054
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049009	Remodel	8,900	01/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1633	10/19/2023	WD	Q	I	01	268,000
GRANTOR: SIMKANICH JOHN E						
GRANTEE: NEVIN-STEINKE KELLY						
1375/0028	12/10/2018	LE	U	I	11	100
GRANTOR: JOHN E & MARIE L SIMK						
GRANTEE: JOHN E SIMKANICH RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S4 W44 S26 E14 S4 FSP= S14 E14 FSP= E7 N5 W7 S5$ N5 E7 N13 W7 S4 W14$ E14 N4 E7 N4 FGR= E21 S22 W21N22$E21 N26$ BAS= N16 FSP= N12 W17 S12 E17$ W17 UOP= N12 W11S12 E11$ W11 S20 E16 N4 E12$.

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/24/2026 BY robin Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS