COMM SE COR OF SEC, RUN N 690.07
TO INTERS W R/W BALANCE RD & N R
POB, CONT W ALONG R/W 642.02 FT,

WITT THOMAS W/WITT ANGELA C
2047 NW NASH RD
LAKE CITY, FL 32055

2027

17-3S-16-02162-001

BUILDING CHARACTERISTICS

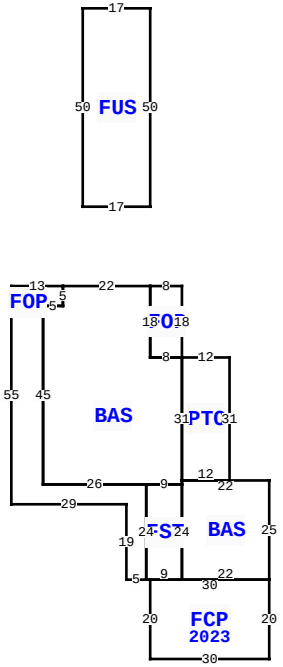
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100		550	41,777
BAS	1,581	100		1,581	120,091
FCP	600	25	2023	150	11,394
FOP	144	30		43	3,266
FOP	690	30		207	15,724
FST	216	55		119	9,039
FUS	850	100		850	64,565
PTO	372	5		19	1,443
TOTALS	5,003			3,519	267,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,519	106.2338	116.86	411,230	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2981 HX Base Yr



228 NW RANCH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		374,339
TOTAL MARKET OB/XF VALUE		7,160
TOTAL LAND VALUE - MARKET		181,500
TOTAL MARKET VALUE		395,059
SOH/AGL Deduction		91,941
ASSESSED VALUE		303,118
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,707
TOTAL JUST VALUE		562,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0576/0579	4/01/1978	WD	Q	I	01	12,000
GRANTOR:						
GRANTEE:						
0301/0201	3/20/1973	AG	Q	I	01	1,636
GRANTOR: LUTHER V CARR & DEVON						
GRANTEE: THOMAS L BROCK & CO						

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[ORIG=0,0] W22 S5 W5 S45 E26 E9 N1 N31 W8 N18 $
FUS=[ORIG=0,-20] N50 W17 S50 E17 $
FOP=[ORIG=-22,0] W13 S55 E29 S19 E5 N24 W26 N45 E5 N5 $
BAS=[ORIG=8,50] S24 E22 N25 W22 S1 $
PTO=[ORIG=8,49] E12 N31 W12 S31 $
FST=[ORIG=-1,50] S24 E9 N24 W9 $
FOP=[ORIG=8,18] N18 W8 S18 E8 $
PTR=[ORIG=0,0] N20 S20 $
FCP=[YR=2023;ORIG=0,74] E30 S20 W30 N20 $
.
```

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0166	CONC,PAVMT	0	100	14	36	504.00	UT	1.40	1.40	100	0	0	3	100	706	
4	0166	CONC,PAVMT	0	100	20	18	360.00	UT	1.40	1.40	100	0	0	3	100	504	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 7,160

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	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	280.00	280.00	7,560							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	175,500							

REVIEW DATE 02/01/2023 BY KS Total Acres: 28.00 Total Land Value: 13,560 Market: 175,500 Agricultural: 7,560 Common: 6,000 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SEC, RUN N 690.07
TO INTERS W R/W BALANCE RD & N R
POB, CONT W ALONG R/W 642.02 FT,

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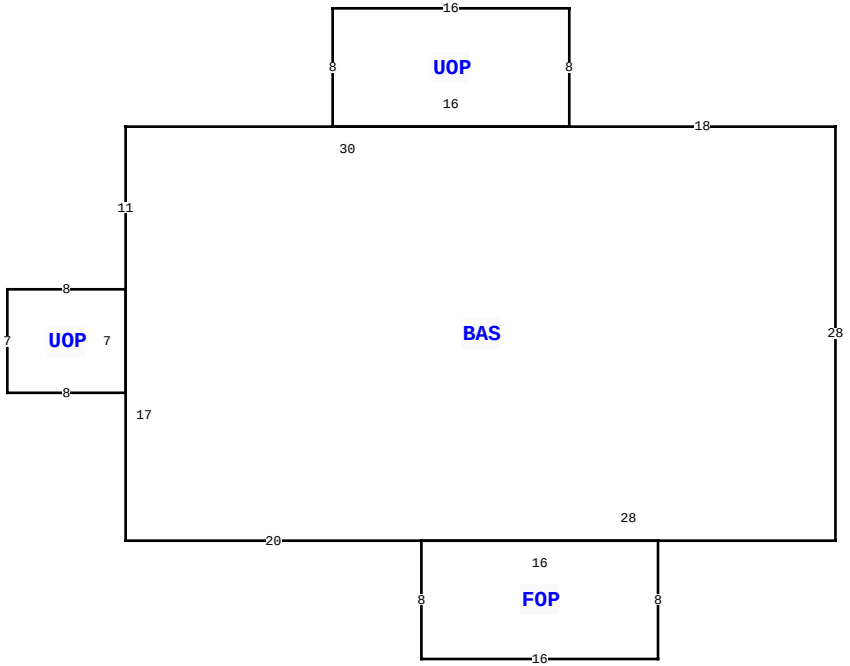
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	101,381
FOP	128	30		38	2,867
UOP	56	20		11	830
UOP	128	20		26	1,961
TOTALS	1,656			1,419	107,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	105.5000	116.05	164,675	1979	1979	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1344 HX Base Yr



228 NW RANCH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/01/2023 BY KS Total Acres: 28.00 Total Land Value: 13,560 Market: 175,500 Agricultural: 7,560 Common: 6,000 PRINTED 11/17/2026 BY SYS

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0301/0201	3/20/1973	AG	Q	I	01	1,636
GRANTOR: LUTHER V CARR & DEVON						
GRANTEE: THOMAS L BROCK & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N8 W16 S8 E16$W30 S11 UOP= W8 S7 E8 N7$ S17E20
FOP= S8 E16 N8 W16$ E28 N28$.