

COMM SE COR OF SEC, N 1417.87 FT
1468.50 FT, W 1251.41 FT FOR POB
S 210.07 FT TO N LINE GREENRIDGE

NELSON GENE M
211 SW GREENRIDGE LN
LAKE CITY, FL 32025

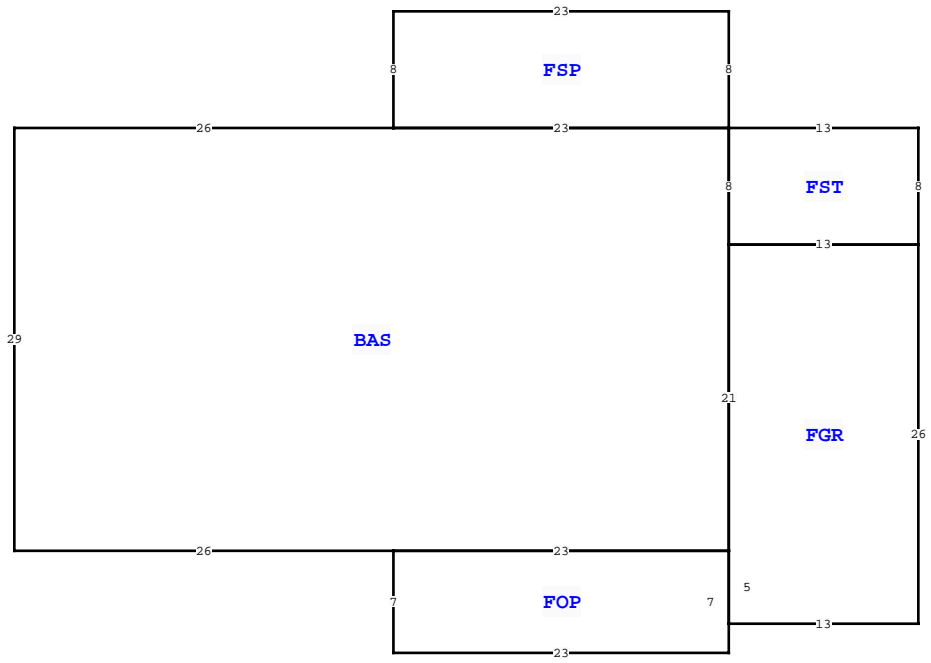
2026

18-4S-17-08477-119



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	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	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	18417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,421	100	
FGR	338	55	
FOP	161	30	
FSP	184	40	
FST	104	55	
TOTALS	2,208		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,786	114.4640	128.20	228,965	1989	2000	0	0	25.00	75.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1421 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		171,724	
TOTAL MARKET OB/XF VALUE		2,075	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		196,299	
SOH/AGL Deduction		0	
ASSESSED VALUE		196,299	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		196,299	
TOTAL JUST VALUE		196,299	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		194,588	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/527	1/05/2023	WD Q	Q	I	01	215,000
GRANTOR: SPENCER PATRICIA B						
GRANTEE: NELSON GENE M						
1379/1812	3/05/2019	LE U	I	14		0
GRANTOR: CORENE D BRINKLEY						
GRANTEE: PATRICIA B SPENCER						

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	375	
3	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	

TOTAL OB/XF														2,075	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			04/14/2026			MLU									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W26 S29 E26 E23 N21 N8 W23 \$													
FGR=[ORIG=23,29] S5 E13 N26 W13 S21 \$													
FSP=[ORIG=23,0] N8 W23 S8 E23 \$													
POP=[ORIG=0,29] S7 E23 N7 W23 \$													
FST=[ORIG=23,8] E13 N8 W13 S8 \$													

LAND DESCRIPTION														TOTAL OB/XF													
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500										