LOT 13 SUN PARK ESTATES S/D.
ORB 747-1039 THRU 1041, 799-767,

NEHER DAVID SCOTT
500 SW ANDERSON ST
LAKE CITY, FL 32024

**2027**

**19-4S-16-03062-113**

## BUILDING CHARACTERISTICS

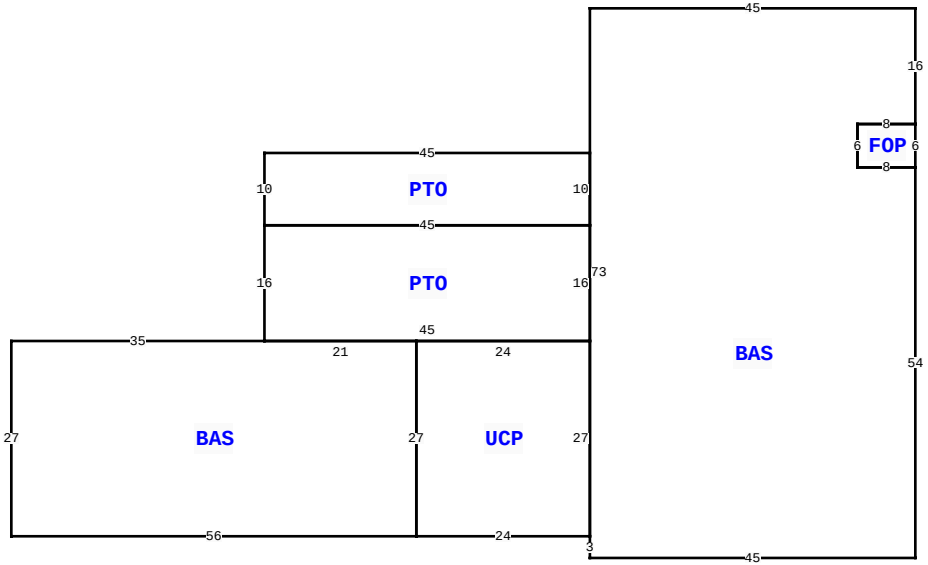
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | 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 02 |
| NEIGHBORHOOD/LOC | 19416.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | | 1,512 | 72,075 |
| BAS | 3,372 | 100 | | 3,372 | 160,738 |
| FOP | 48 | 35 | | 17 | 810 |
| PTO | 450 | 5 | | 22 | 1,049 |
| PTO | 720 | 5 | | 36 | 1,716 |
| UCP | 648 | 20 | | 130 | 6,197 |
| TOTALS | 6,750 | | | 5,089 | 242,585 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 5,089 | 113.9000 | 105.93 | 539,078 | 2003 | 2003 | 0 | 0 | 10 | 45.00 | 45.00 |

2 MANUF 1 100% - 2018 Heated Area: 4884 HX Base Yr 2018




500 SW ANDERSON ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 32 | 384.00 | UT | 7.50 | 7.50 | 75 | 2003 | 2003 | 3 | 75 | 2,160 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 36 | 45 | 1,620.00 | UT | 5.00 | 5.00 | 100 | 2006 | 2006 | 3 | 100 | 8,100 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 24 | 40 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 1,080 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 32 | 384.00 | UT | 7.50 | 7.50 | 75 | 2014 | 2014 | 3 | 75 | 2,160 | |
| 7 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 32 | 384.00 | UT | 3.50 | 3.50 | 75 | 2014 | 2014 | 3 | 75 | 1,008 | |
| 8 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |
| 9 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 242,585 |
| TOTAL MARKET OB/XF VALUE | | 24,208 |
| TOTAL LAND VALUE - MARKET | | 59,500 |
| TOTAL MARKET VALUE | | 287,851 |
| SOH/AGL Deduction | | 124,801 |
| ASSESSED VALUE | | 163,050 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 111,639 |
| TOTAL JUST VALUE | | 326,293 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 328,904 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051340 | Roof Replacement | 30,000 | 10/31/2024 |
| 22256 | M H | 250 | 08/30/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1343/1517 | 8/28/2017 | WD | Q | I | 01 | 162,000 |
| GRANTOR: DIANE H WARNER (SINGL | | | | | | |
| GRANTEE: DAVID SCOTT NEHER | | | | | | |
| 0985/0700 | 6/05/2003 | WD | Q | I | | 76,300 |
| GRANTOR: HOWARD VAN ARSDALL TS | | | | | | |
| GRANTEE: BRANNON L & DIANE H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W35 S27 E56 UCP= E24 BAS= S3 E45 N54 FOP= N6 W8 S6 E8$ W8 N6 E8 N16 W45 S73$ N27 PTO= N16 PTO= N10 W45 S10 E45$ W45 S16 E45$ W24 S27$ N27 W21$.

## LAND DESCRIPTION

TOTAL OB/XF 24,208

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 19,500 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 3.50 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 1,558 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 40,000 | | | | | | | |

REVIEW DATE 04/29/2025 BY KS Total Acres: 5.00 Total Land Value: 21,058 Market: 40,000 Agricultural: 1,558 Common: 19,500 PRINTED 11/17/2026 BY SYS