

COMM SW COR OF SEC, RUN N
2457.16 FT TO POB, CONT N 550
FT, E 547.35 FT, S 27 DEG W

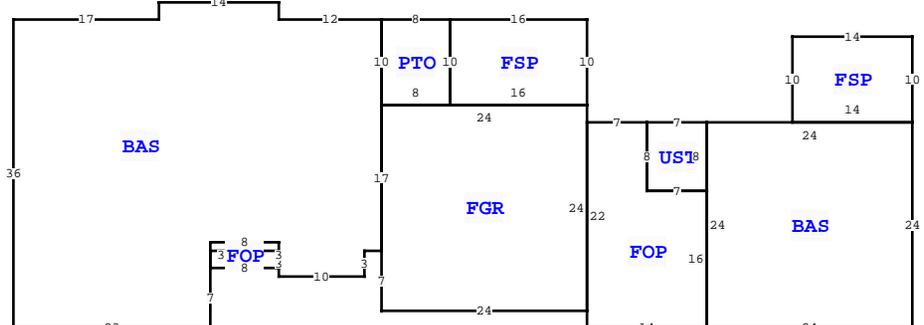
CITTA NELSON C/CITTA KAREN
4989 SE OCTOBER ROAD
LAKE CITY, FL 32025

2026

19-6S-18-10629-002

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 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. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1995		Heated Area: 2002					HX Base Yr 1995	



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	19618.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	48,081
BAS	1,426	100		1,426	119,033
FGR	576	55		317	26,461
FOP	24	30		7	584
FOP	280	30		84	7,012
FSP	140	40		56	4,675
FSP	160	40		64	5,342
PTO	80	5		4	334
UST	56	45		25	2,087
TOTALS	3,318			2,559	213,608

4989 SE OCTOBER RD, LAKE CITY

BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
2	0166	CONC, PAVMT	0	100	20	20		1.00	UT 0.00	0.00	100	0	0	3	100	448
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2005	2005	3	100	300
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2005	2005	3	100	200
5	0166	CONC, PAVMT	0	100	0	0		280.00	UT 3.00	3.00	100	2007	2007	3	100	840
6	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	400
7	0294	SHED WOOD/	0	100	40	40		1,600.00	UT 5.00	5.00	75	2013	2013	3	75	6,000
8	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	400
9	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	200
10	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	800

TOTAL OB/XF 11,588

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	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	5.52	AC		1.00	1.00	1.00	12,000.00	12,000.00	66,240							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				213,608	
TOTAL MARKET OB/XF VALUE				47,057	
TOTAL LAND VALUE - MARKET				66,240	
TOTAL MARKET VALUE				326,905	
SOH/AGL Deduction				132,962	
ASSESSED VALUE				193,943	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				142,532	
TOTAL JUST VALUE				326,905	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				308,740	
SALE: 3:1: \$.70 STAMPS					
LAND: 3:1: 5.52 AC TOTAL					
SALE: 2:1: 5 AC WITH HOUSE					
LAND: 2:1: 0.52 AC MARKET VALUE 1995					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000049838	Roof Replacement	11,918	05/17/2024		
35442	POOL ENCL	144	06/14/2017		
35327	POOL	269	05/17/2017		
24903	ADDN SFR	235	08/23/2006		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0790/1736	5/20/1994	WD Q	Q	I		73,900
GRANTOR: JAMES A & NEDRA C HOR						
GRANTEE: NELSON C & KAREN L						
0790/1734	5/18/1994	WD Q	Q	I	02	0
GRANTOR: THELMA D HORTON						
GRANTEE: JAMES A & NEDRA W H						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 N2 W14 S2 W17 S36 E23 N7 FOP= E8 N3 W8 S3\$ N2 E8 S3 E10 N3 E2 FGR= S7 E24 FOP= S2 E14 BAS= E24 N24 FSP= N10 W14 S10 E14\$ W24 S24\$ N16 UST= N8 W7 S8 E7\$ W7 N8 W7 S22\$ N24 FSP= N10 W16 S10 E16\$ W24 S17\$ N17 PTO= E8 N10 W8S10\$ N10\$.

COMM SW COR OF SEC, RUN N
2457.16 FT TO POB, CONT N 550
FT, E 547.35 FT, S 27 DEG W

CITTA NELSON C/CITTA KAREN
4989 SE OCTOBER ROAD
LAKE CITY, FL 32025

2026

19-6S-18-10629-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 213,608 TOTAL MARKET OB/XF VALUE 47,057 TOTAL LAND VALUE - MARKET 66,240 TOTAL MARKET VALUE 326,905 SOH/AGL Deduction 132,962 ASSESSED VALUE 193,943 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 142,532 TOTAL JUST VALUE 326,905 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 308,740 SALE:1:1: .52 ACRES											
DOR CODE 0100 SINGLE FAMILY										MAP NUM MKT AREA 02										NEIGHBORHOOD/LOC 19618.00 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE										LGL DATE											
EXTRA FEATURES										XF DATE										LAND DATE 05/06/2026 MLU											
INC DATE										AG DATE										SALES DATA											
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	OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0790/1736 5/20/1994 WD Q I CD 73,900 GRANTOR: JAMES A & NEDRA C HOR GRANTEE: NELSON C & KAREN L 0790/1734 5/18/1994 WD Q I 02 0 GRANTOR: THELMA D HORTON GRANTEE: JAMES A & NEDRA W H														
11	0280	POOL R/CON	0 100	14	30	420.00	UT	70.00	70.00	100	2017	2017	3	84	24,696		BUILDING NOTES														
12	0282	POOL ENCL	0 100	28	45	1,260.00	UT	15.00	15.00	100	2017	2017	3	57	10,773		BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF 35,469																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
REVIEW DATE 06/10/2024 BY JS Total Acres: 5.52 Total Land Value: 66,240 Market: 0 Agricultural: 0 Common: 66,240 PRINTED 06/08/2026 BY SYS																															