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

2027

19-6S-18-10629-002

BUILDING CHARACTERISTICS

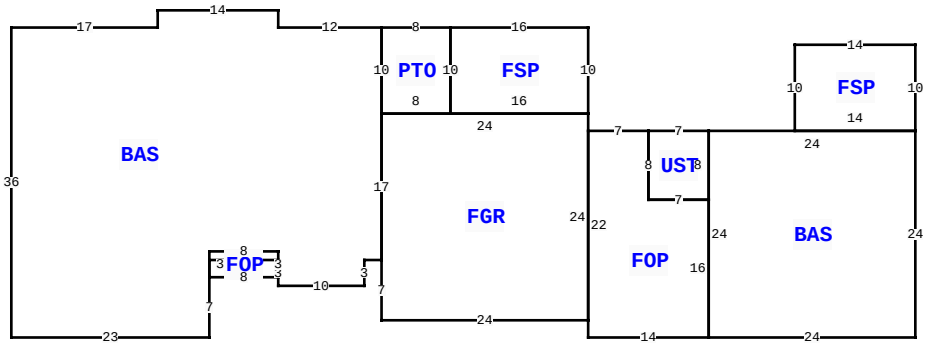
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	47,223
BAS	1,426	100		1,426	116,910
FGR	576	55		317	25,989
FOP	24	30		7	574
FOP	280	30		84	6,887
FSP	140	40		56	4,591
FSP	160	40		64	5,247
PTO	80	5		4	328
UST	56	45		25	2,049
TOTALS	3,318			2,559	209,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,559	114.6600	126.13	322,767	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2002 HX Base Yr 1995



4989 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		209,799
TOTAL MARKET OB/XF VALUE		47,057
TOTAL LAND VALUE - MARKET		66,240
TOTAL MARKET VALUE		323,096
SOH/AGL Deduction		123,335
ASSESSED VALUE		199,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,350
TOTAL JUST VALUE		323,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,905

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	I		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						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 11,588

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

REVIEW DATE 06/10/2024 BY JS Total Acres: 5.52 Total Land Value: 66,240 Market: 0 Agricultural: 0 Common: 66,240 PRINTED 11/17/2026 BY SYS

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

2027

19-6S-18-10629-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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PREVIOUS YEAR MKT VALUE		326,905

SALE:1:1: .52 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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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						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2017	2017	3	84	24,696	
12	0282	POOL ENCL	0	100	28	45	1,260.00	UT	15.00	15.00	100	2017	2017	3	57	10,773	

LAND DESCRIPTION

TOTAL OB/XF 35,469

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 06/10/2024 BY JS Total Acres: 5.52 Total Land Value: 66,240 Market: 0 Agricultural: 0 Common: 66,240 PRINTED 11/17/2026 BY SYS