COMM NW COR, RUN S 557 FT, NE 33 FOR POB, N 411.71 FT, E 249.03 F FT, SW 253.19 FT TO POB.

ROMERO ARTEMIO NIZ/ROMERO SANDRA
258 NW GERSON LN
LAKE CITY, FL 32055

2027

20-3S-17-05217-008

BUILDING CHARACTERISTICS

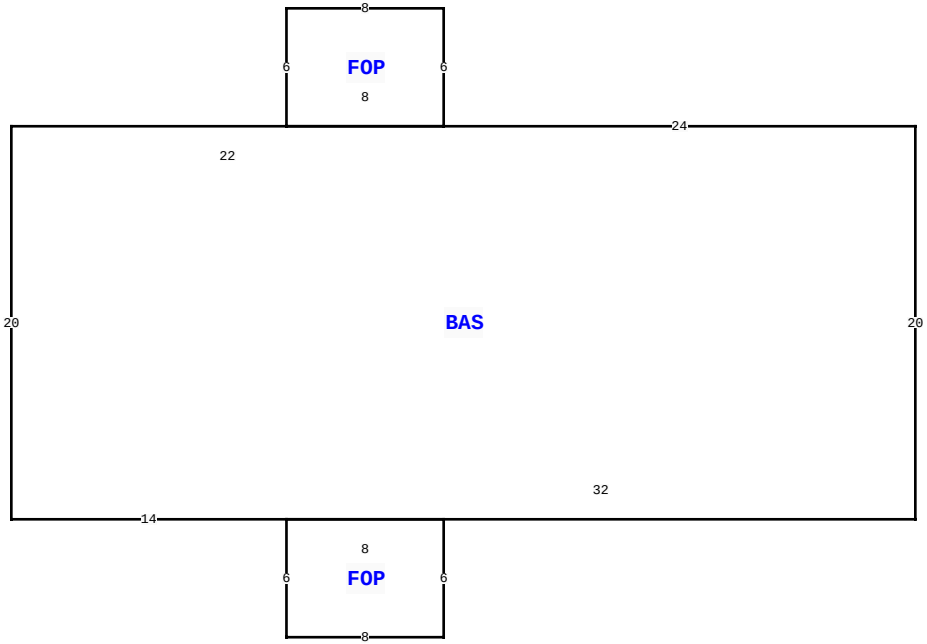
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	75,109
FOP	48	30		14	1,143
FOP	48	30		14	1,143
TOTALS	1,016			948	77,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	948	107.9520	118.75	112,575	1960	2000	0	0	0	31.25	68.75

2 SINGLE FAM 0% - 2021 Heated Area: 920 HX Base Yr



258 NW GERSON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,395
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	94,395
SOH/AGL Deduction	0
ASSESSED VALUE	94,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,395
TOTAL JUST VALUE	94,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,803

XFOB:3:1: CYPRE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15645	M H	125	06/11/1999
9964	REMODEL	135	07/17/1995
7950	M H	100	01/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2164	2/28/2020	WD	Q	I	01	79,000
GRANTOR: MARY FELTON						
GRANTEE: ARTEMIO NIZ & SANDR						
1394/2098	9/03/2019	WD	U	I	11	100
GRANTOR: WALTER & HOPE NORRIS						
GRANTEE: MARY L FELTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N6 W8 S6 E8$ W22 S20 E14 FOP= S6 E8 N6 W8$E32 N20$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0		00	0.00	0.00	2.25	AC		1.00	1.00	1.00	6,000.00	6,000.00	13,500							

REVIEW DATE 09/01/2015 BY DF Total Acres: 2.25 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/16/2026 BY SYS