

LOT 18 BLOCK 9 RUBY PARK S/D.
746-2127, 898-1595, WD 1027-156,

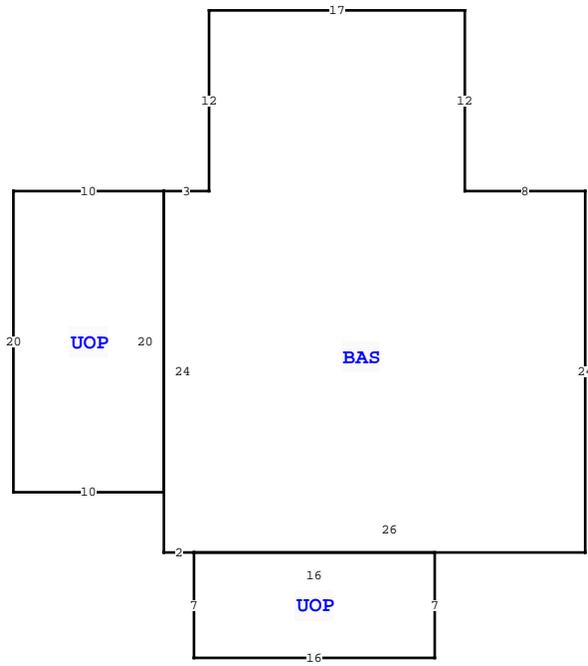
NELSON MARY ANN
227 NW GUERDON ST
LAKE CITY, FL 32055

2026

20-3S-17-05474-000
COLUMBIA COUNTY PROPERTY

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 01 | MINIMUM | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 02 | WALL BD/WD | 50 |
| Interior Wall | 04 | PLYWOOD | 50 |
| Interior Floor | 14 | CARPET | 70 |
| Interior Floor | 06 | VINYL ASB | 30 |
| Air Condition | 02 | WINDOW | 100 |
| Heating Type | 02 | CONVECTION | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 03 | 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 20317.080 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 876 | 100 | |
| UOP | 112 | 20 | |
| UOP | 200 | 20 | |
| TOTALS | 1,188 | | 938 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 938 | 65.2860 | 73.12 | 68,587 | 1940 | 1940 | | 0 | 0 | 35.00 | 65.00 | |
| 1 SINGLE FAM 0% - 2026 Heated Area: 876 HX Base Yr | | | | | | | | | | | | | |



| VALUATION SUMMARY | | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY | | |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | 44,582 | |
| TOTAL MARKET OB/XF VALUE | 150 | |
| TOTAL LAND VALUE - MARKET | 1,994 | |
| TOTAL MARKET VALUE | 46,726 | |
| SOH/AGL Deduction | 0 | |
| ASSESSED VALUE | 46,726 | |
| TOTAL EXEMPTION VALUE | 0 | |
| BASE TAXABLE VALUE | 46,726 | |
| TOTAL JUST VALUE | 46,726 | |
| NCON VALUE | 0 | |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | 46,726 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 000041476 | Remodel | 1,000 | 03/08/2021 |
| 29141 | MAINT/ALTR | 35 | 01/26/2011 |

| SALES DATA | | | | | | |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1532/2770 | 2/06/2025 | QC | U | I | 11 | 0 |
| GRANTOR: THOMAS MARISSA | | | | | | |
| GRANTEE: NELSON MARY ANN | | | | | | |
| 1531/2177 | 1/23/2025 | QC | U | I | 11 | 1,000 |
| GRANTOR: THOMAS RICHARD III | | | | | | |
| GRANTEE: NELSON MARY ANN | | | | | | |

| 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 150 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | 0.00 | 0.00 | 7,976.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 1,994 | | | | | | | |

| 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 | | | 0.00 | 0.00 | 7,976.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 1,994 | | | | | | | |