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

2027

20-3S-17-05474-000

BUILDING CHARACTERISTICS

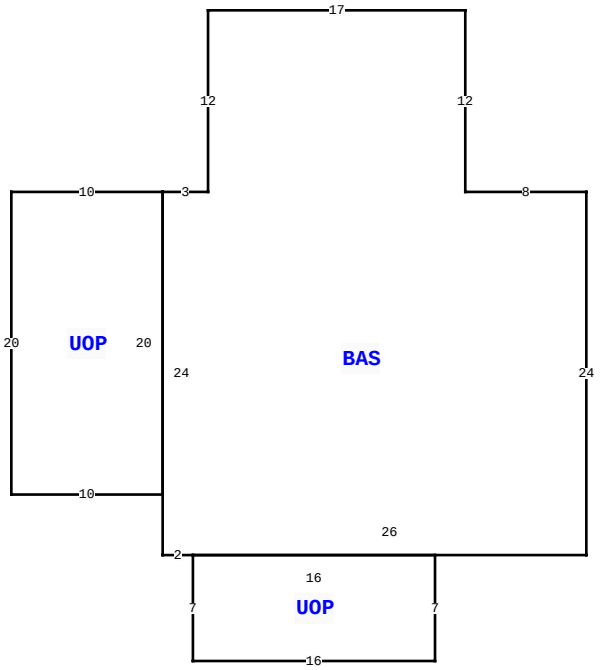
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100		876	40,889
UOP	112	20		22	1,027
UOP	200	20		40	1,867
TOTALS	1,188			938	43,783

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	71.81	67,358	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 876 HX Base Yr



227 NW GUERDON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	43,783
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	1,994
TOTAL MARKET VALUE	45,927
SOH/AGL Deduction	0
ASSESSED VALUE	45,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,927
TOTAL JUST VALUE	45,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,726

SALE:1:1: $.60 STAMPS

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N12 W17 S12 W3 UOP= W10 S20 E10 N20$ S24 E2 UOP= S7 E16 N7 W16$ E26 N24$.

LAND DESCRIPTION

TOTAL OB/XF 150

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

REVIEW DATE 06/22/2021 BY JB Total Acres: 0.18 Total Land Value: 1,994 Market: 0 Agricultural: 0 Common: 1,994 PRINTED 11/17/2026 BY SYS