

COMM SW COR OF NW1/4 OF NW1/4,
 RUN E 138.54 FT TO E R/W OF
 RD FOR POB, CONT E 658.86 FT,

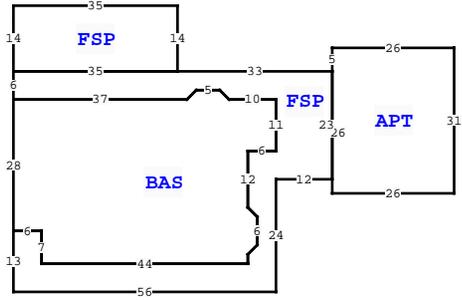
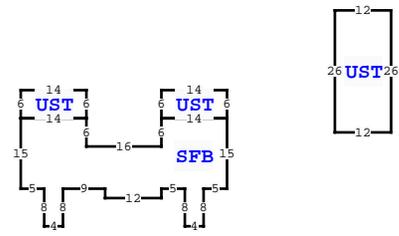
NYDAM NEAL R/NYDAM NANCY K
 545 NW BERT AVE
 LAKE CITY, FL 32055-5149

2026

21-3S-16-02211-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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	01
NEIGHBORHOOD/LOC	21316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	806	100	
BAS	1,804	100	
FSP	490	40	
FSP	1,104	40	
SFB	652	80	
UST	84	45	
UST	84	45	
UST	312	45	
TOTALS	5,336		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,986	111.9195	127.59	508,574	2003	2003	0	0	22.00	78.00
1 SINGLE FAM 100% - 2004 Heated Area: 3262 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		396,688	
TOTAL MARKET OB/XF VALUE		49,885	
TOTAL LAND VALUE - MARKET		83,100	
TOTAL MARKET VALUE		529,673	
SOH/AGL Deduction		174,128	
ASSESSED VALUE		355,545	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		304,134	
TOTAL JUST VALUE		529,673	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		519,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052813	Roof Replacement	24,500	04/03/2025
000051258	Generator	0	10/25/2024
20043	SFR	420	10/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/3654	8/23/2002	WD Q	Q	V		30,000

GRANTOR: DANIEL & PAULA OWENS
 GRANTEE: NEAL & NANCY NYDAM

EXTRA FEATURES		545 NW BERT AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0031	BARN, MT AE	0 100
3	0294	SHED WOOD/	0 100
4	0120	CLFENCE 4	0 100
5	0260	PAVEMENT-A	0 100
6	0296	SHED METAL	0 100
7	0210	GARAGE U	0 100
8	0070	CARPORT UF	0 100
9	0296	SHED METAL	0 100
10	0294	SHED WOOD/	0 100

TOTAL OB/XF												49,885				
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	0166	CONC, PAVMT	0 100	26	35	910.00	UT	2.00	2.00	100	2003	2003	3	100	1,820	
2	0031	BARN, MT AE	0 100	80	55	1.00	UT	0.00	0.00	100	2003	2003	3	100	25,000	
3	0294	SHED WOOD/	0 100	12	20	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,500	
4	0120	CLFENCE 4	0 100	0	0	120.00	UT	7.50	7.50	100	2008	2008	3	100	900	
5	0260	PAVEMENT-A	0 100	10	650	6,500.00	UT	0.75	0.75	100	0	0	3	100	4,875	
6	0296	SHED METAL	0 100	12	20	240.00	UT	6.00	6.00	100	2008	2008	3	100	1,440	
7	0210	GARAGE U	0 100	35	25	1.00	UT	5,000.00	5,000.00	75	2008	2008	3	75	3,750	
8	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
9	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
10	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	8,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
APT= W26 S5 FSP= W33 FSP= N14 W35 S14 E35\$ W35 S6 BAS= S28 E6 S7 E44 N2 U2 R2 N6 L2 U2 N12 E6 N11 W10 L2 U2 W5 D2 L2 W37\$ E37 R2 U2 E5 D2 R2 E10 S11 W6 S12 D2 R2 S6 L2 D2 S2 W44 N7 W6 S13 E56 N24 E12 N23\$ S26E26 N31\$ PTR= N60 UST= N26 W12 S26 E12\$ S60\$ PTR= N40 W40 SFB= N8 E5 N15 UST= N6 W14 S6 E14\$ W14 S6 W16 N6 UST= N6 W14 S6 E14\$ W14 S15E5 S8 E4 N8 E9 S2 E12 N2 E5 S8E4 \$ E40 S40\$.	

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	DPHT 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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							
2	0000	C	VAC RES	100			0.00	0.00	3.30	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,000							