

SE1/4 OF SW1/4 EX S 610.52 FT,  
EX E 759.98 FT & W 513.46 FT  
OF NE1/4 OF SW1/4 LYING S OF

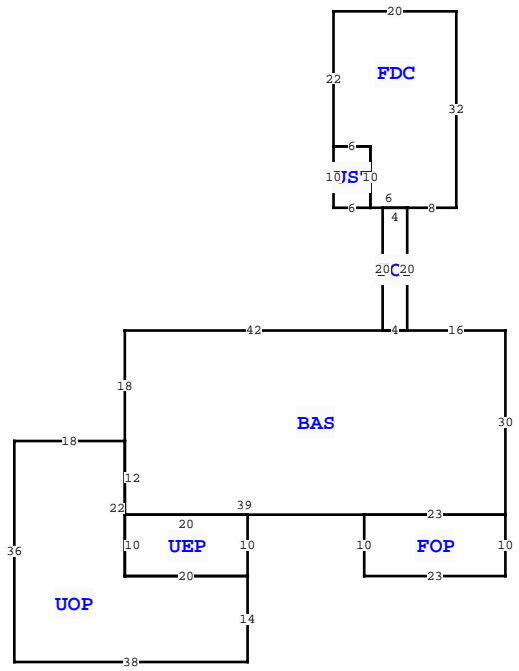
GEISLER NICHOLAS P  
1758 NW BROWN RD  
LAKE CITY, FL 32055

2026

21-3S-16-02237-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
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	
Architectural Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	06	06	
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
BAS	1,860	100	
FDC	580	35	
FOP	80	30	
FOP	230	30	
UEP	200	60	
UOP	928	20	
UST	60	45	
TOTALS	3,938		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,489	113.7024	127.35	316,974	1990	2000	0	0	25.00	75.00
1 SINGLE FAM 100% - 2002 Heated Area: 1860 HX Base Yr 2002											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			237,730
TOTAL MARKET OB/XF VALUE			15,200
TOTAL LAND VALUE - MARKET			95,950
TOTAL MARKET VALUE			348,880
SOH/AGL Deduction			95,947
ASSESSED VALUE			252,933
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			201,522
TOTAL JUST VALUE			348,880
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,000
SALE:1:1: 10.10 AC. (MKT. 2200 @ AC)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14353	M H	125	08/03/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1211/2229	3/17/2011	QC	U	I	11	100
GRANTOR: NICHOLAS & VIANNA GEI						
GRANTEE: NICHOLAS GEISLER						
0911/0667	9/22/2000	WD	Q	I		186,000
GRANTOR: LINDA P WOOD						
GRANTEE: NICHOLAS & VIANNA G						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN_POLE	0	100	0	0	UT	0.00	0.00	100	1998
2	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	1998
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2008
5	0296	SHED METAL	0	100	0	0	UT	1,200.00	1,200.00	100	2023
6	0296	SHED METAL	0	100	0	0	UT	2,000.00	2,000.00	100	2023

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	05/04/2026	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS= W42 S18 UOP= W18 S36 E38 N14 W20 N22 S12 UEP= S10 E20 N10 W20 E39 FOP= S10 E23 N10 W23 E23 N30 W16 FOP= N20 FDC= E8 N32 W20 S22 UST= S10 E6 N10 W6 E6 S10 E6 W4 S20 E4 W4 S.			

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	100		A-1	0.00	0.00	10.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,950							