E1/2 OF E1/2 OF NE1/4 OF SE1/4 E
455-296, LE 946-2479, DC 1028-55

NIST DONALD E JR/NIST LOIS E
888 SE RACETRACK LN
LAKE CITY, FL 32025

2027

21-4S-17-08632-001

BUILDING CHARACTERISTICS

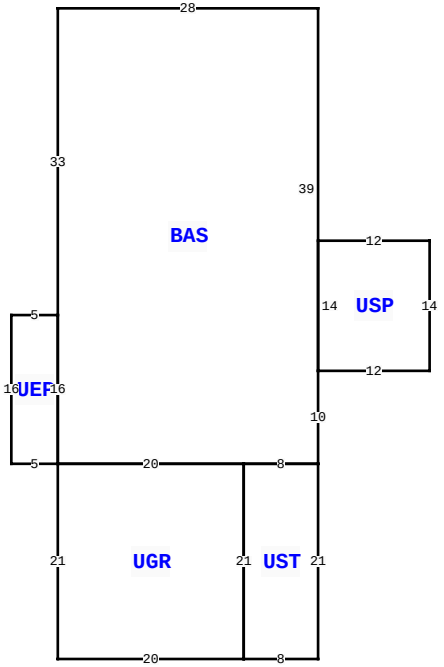
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100		1,372	104,216
UEP	80	60		48	3,646
UGR	420	45		189	14,357
USP	168	35		59	4,482
UST	168	45		76	5,773
TOTALS	2,208			1,744	132,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	106.2320	116.86	203,804	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1372 HX Base Yr 2017



888 SE RACETRACK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	132,473
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	179,943
SOH/AGL Deduction	82,137
ASSESSED VALUE	97,806
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	46,395
TOTAL JUST VALUE	243,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,676

XFOB:2:1: SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056321	Remodel	15,357	08/13/2026
24798	SFR	2,175	07/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/2470	6/14/2021	LE	U	I	14	100
GRANTOR: NIST DONALD E JR						
GRANTEE: NIST DONALD E JR						
1321/2233	9/09/2016	WD	U	I	16	62,500
GRANTOR: DONALD ALBERT SHEA						
GRANTEE: DONALD E NIST JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S33 UEP= W5 S16 E5 N16$ S16 UGR= S21 E20 N21 W20$
E20 UST= S21 E8 N21 W8$ E8 N10USP= E12 N14 W12 S14$ N39$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 800

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	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,000							

REVIEW DATE 06/22/2017 BY DF Total Acres: 10.00 Total Land Value: 46,670 Market: 66,000 Agricultural: 2,670 Common: 44,000 PRINTED 11/17/2026 BY SYS