COMM INTERS W LINE OF NW1/4 OF S
CR-133B, RUN E 264.70 FT FOR POB
FT, S 250.34 FT, W 174 FT, N 250

BISBEE CHRISTOPHER
982 SE RACETRACK LN
LAKE CITY, FL 32025

2027

22-4S-17-08677-001

BUILDING CHARACTERISTICS

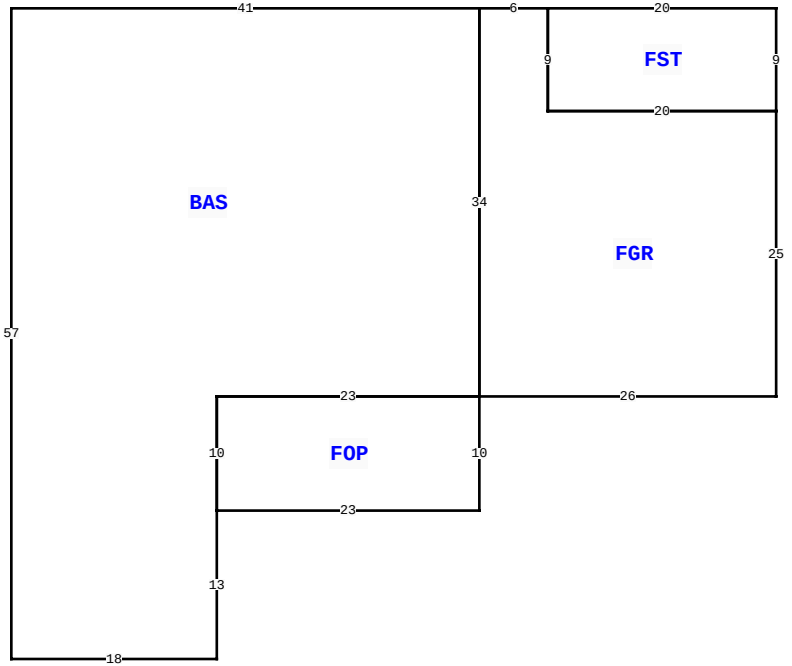
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		22417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100		1,808	150,120
FGR	704	55		387	32,133
FOP	230	30		69	5,729
FST	180	55		99	8,220
TOTALS	2,922			2,363	196,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,363	116.1270	127.74	301,850	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1808 HX Base Yr 2022



982 SE RACETRACK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1977	1977	3	40	14,336	
3	0166	CONC,PAVMT	0	100	20	21	420.00	UT	1.12	1.12	100	0	0	3	100	470	
4	0210	GARAGE U	0	100	20	40	800.00	UT	3.66	3.66	100	0	0	3	100	2,924	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,202
TOTAL MARKET OB/XF VALUE	19,830
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	234,032
SOH/AGL Deduction	23,974
ASSESSED VALUE	210,058
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	158,647
TOTAL JUST VALUE	234,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32045	MAINT/ALTR	50	06/17/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1181	7/13/2021	WD	Q	I	01	220,000
GRANTOR: NIST DONALD E III						
GRANTEE: BISBEE CHRISTOPHER						
1278/2558	7/30/2014	WD	U	I	12	128,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DONALD E NIST 111 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S57 E18 N13 FOP= E23 N10 W23 S10$ N10 E23 FGR= E26 N25FST= N9 W20 S9 E20$ W20 N9 W6 S34$ N34 $.

LAND DESCRIPTION

TOTAL OB/XF 19,830

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/22/2017 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS