

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

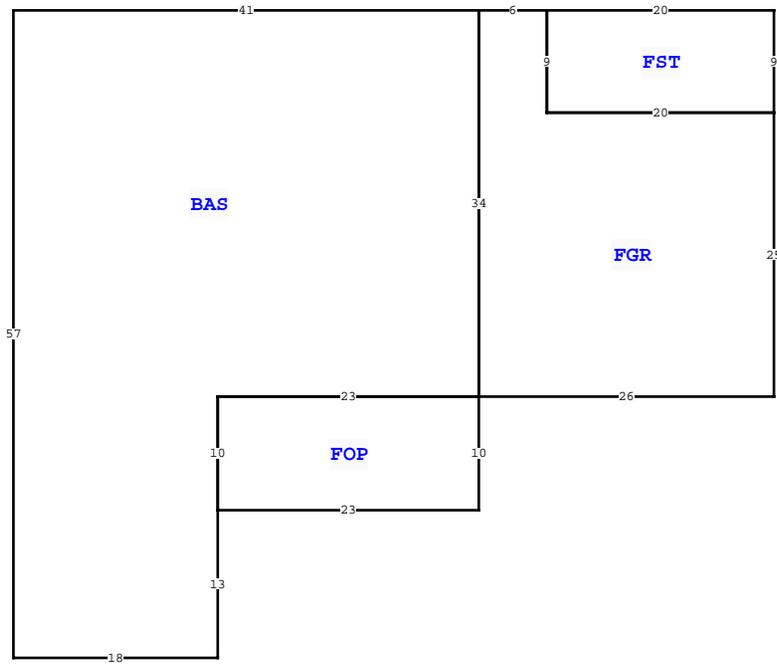
2026

22-4S-17-08677-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floor	14 CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 2022										Heated Area: 1808 HX Base Yr 2022	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100		1,808	155,573
FGR	704	55		387	33,300
FOP	230	30		69	5,937
FST	180	55		99	8,519
TOTALS	2,922			2,363	203,329

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD DATE	LAND DATE	AG DATE
1	0190	FPLC PF	0100	05/08/2026	MLU
2	0280	POOL R/CON	0100		
3	0166	CONC, PAVMT	0100		
4	0210	GARAGE U	0100		
5	0070	CARPORT UF	0100		
6	0169	FENCE/WOOD	0100		

TOTAL OB/XF																	
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	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	

LAND DESCRIPTION																								
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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY													
Tax Group: 3 Tax Dist: STANDARD													
BUILDING MARKET VALUE													
TOTAL MARKET OB/XF VALUE													
TOTAL LAND VALUE - MARKET													
TOTAL MARKET VALUE													
SOH/AGL Deduction													
ASSESSED VALUE													
TOTAL EXEMPTION VALUE HX HB													
BASE TAXABLE VALUE													
TOTAL JUST VALUE													
NCON VALUE													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													

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													
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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 \$.													