

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

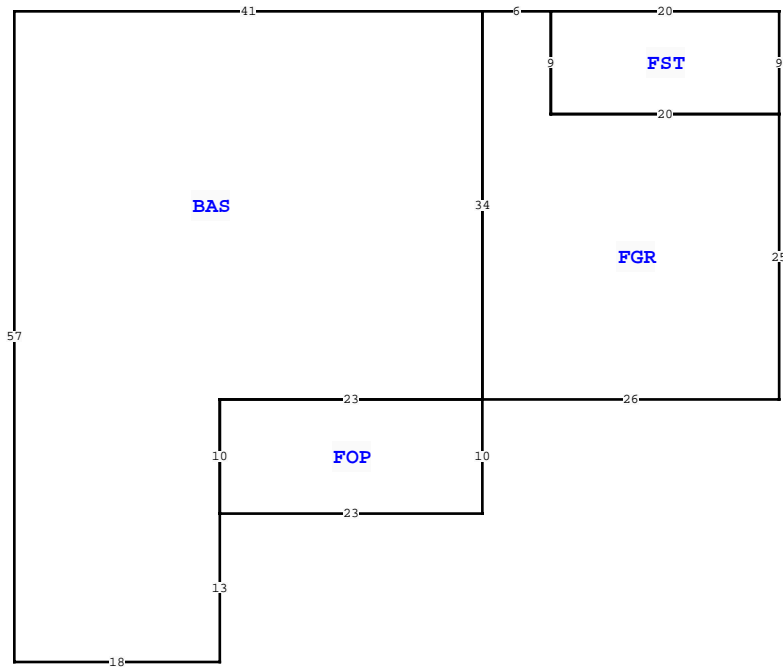
2026

22-4S-17-08677-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	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 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					



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	152,846
FGR	704	55		387	32,716
FOP	230	30		69	5,833
FST	180	55		99	8,369
<b>TOTALS</b>	<b>2,922</b>			<b>2,363</b>	<b>199,766</b>

EXTRA FEATURES																	
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	

TOTAL OB/XF												19,830												
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			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		199,766	
TOTAL MARKET OB/XF VALUE		19,830	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		237,596	
SOH/AGL Deduction		33,656	
ASSESSED VALUE		203,940	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		152,529	
TOTAL JUST VALUE		237,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,596	

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 \$.	