

COMM SW COR OF NE1/4 OF SW1/4, R  
FOR POB, CONT E 334.07 FT, N 699  
234.24 FT, N 294.95 FT, W 459.63

NELMS FAMILY REVOCABLE TRUST  
441 SW RABBIT LN  
LAKE CITY, FL 32024

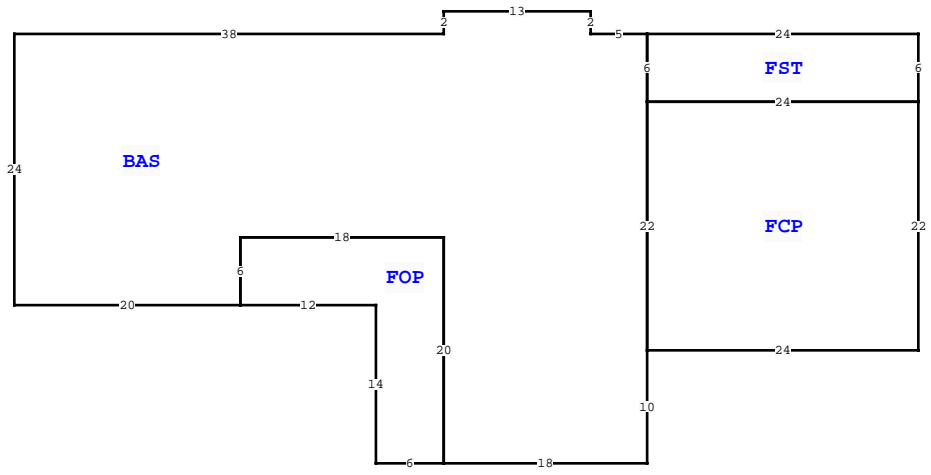
2026

25-3S-15-00193-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	100
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	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	01
NEIGHBORHOOD/LOC	25315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,514	100	
FCP	528	25	
FOP	192	30	
FST	144	55	
TOTALS	2,378		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,783	102.9000	115.25	205,491	1983	1983	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1514 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,569
TOTAL MARKET OB/XF VALUE			21,360
TOTAL LAND VALUE - MARKET			81,930
TOTAL MARKET VALUE			174,923
SOH/AGL Deduction			66,832
ASSESSED VALUE			108,091
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			56,680
TOTAL JUST VALUE			236,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31867	MAINT/ALTR	40	04/07/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1360/1659	5/21/2018	TD U	I	18	9,500	
GRANTOR: CLERK OF COURT						
GRANTEE: KINDLE D & GAIL C N						
1332/0265	11/30/2016	WD U	I	30	100	
GRANTOR: KINDLE D NELMS & GAIL						
GRANTEE: KINDLE D & GAIL C N						

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	0030	BARN,MT	0	0	30	40	UT	10.00	10.00	100	2005	2005	3	100	12,000	
2	0252	LEAN-TO W/	0	100	8	40	UT	3.00	3.00	100	2005	2005	3	100	960	
3	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														21,360			
471 SW SEMINOLE TER, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/04/2026
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W5 N2 W13 S2 W38 S24 E20FOP= E12 S14 E6 N20 W18 S6\$ N6 E18 S20 E18 N10 FCP= E24 N22 W24 S22\$ N22 FST= E24 N6 W24 S6\$ N6\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.78	AC		1.00	1.00	1.00	9,500.00	9,500.00	16,910							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.84	AC		1.00	1.00	1.00	445.00	445.00	3,044							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.84	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,980							
4	9630	C	SWAMP	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	40.00	40.00	40							