BEG NE COR OF NW1/4 OF SE1/4, W FT,E 420 FT, N 525 FT TO POB.

CHINNICI NELLIE AND DONALD LIVING TRUST, UTD SEPTE
494 SW NECTAR CT
LAKE CITY, FL 32024

2027

26-4S-16-03194-002

BUILDING CHARACTERISTICS

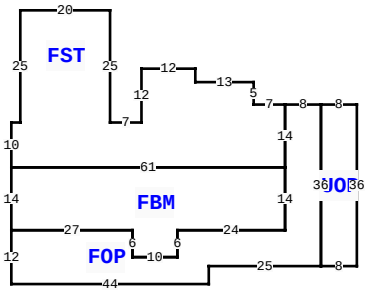
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26416.00	1.00/

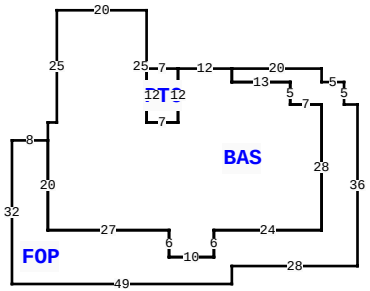
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,313	100		2,313	174,054
FBM	914	80		731	55,008
FOP	892	30		268	20,167
FOP	1,256	30		377	28,369
FST	1,399	55		769	57,868
PTO	84	5		4	301
UOP	288	20		58	4,365
TOTALS	7,146			4,520	340,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,520	105.2450	115.77	523,280	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3227 HX Base Yr





494 SW NECTAR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	340,132
TOTAL MARKET OB/XF VALUE	6,706
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	359,962
SOH/AGL Deduction	302,417
ASSESSED VALUE	57,545
TOTAL EXEMPTION VALUE	HX HB 29,145
BASE TAXABLE VALUE	28,400
TOTAL JUST VALUE	402,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/254	9/09/2022	WD	U	I	11	100
GRANTOR: CHINNICI DONALD A						
GRANTEE: CHINNICI NELLIE AND						
1475/252	9/09/2022	WD	U	I	11	100
GRANTOR: CHINNICI DONALD A						
GRANTEE: CHINNICI DONALD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= W7 S12 E7 N12$S12 W7 N25 W20 S25 W2 S4 FOP= W8 S32 E49 N4 E28 N36 W3N5 W5 N3 W20 S3 E13 S5 E7 S28 W24 S6 W10 N6 W27 N20$ S20 E27S6 E10 N6 E24 N28 W7 N5 W13 N3$ PTR= N40 UOP= N36 W8 FOP= W8 FST= W7 N5 W13 N3 W12 S12 W7 N25 W20 S25 W2 S10 E61 N14$ S14 FBM= W61 S14 E27 S6 E10 N6 E24 N14$ S14 W24S6 W10 N6 W27 S12 E44 N4 E25 N36$ S36 E8$ S40$.

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	0214	GRN HOUSE	0	0	28	55	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0214	GRN HOUSE	0	0	28	96	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0214	GRN HOUSE	0	0	28	96	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0214	GRN HOUSE	0	0	30	96	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	2,400	
6	0040	BARN,POLE	0	100	19	19	361.00	UT	2.50	2.50	60	1993	1993	3	60	542	
7	0252	LEAN-TO W/	0	100	8	19	152.00	UT	2.00	2.00	60	1993	1993	3	60	182	
8	0252	LEAN-TO W/	0	100	8	19	152.00	UT	2.00	2.00	60	1993	1993	3	60	182	

LAND DESCRIPTION

TOTAL OB/XF 6,706

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	281.00	281.00	1,124							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 07/11/2019 BY KR Total Acres: 5.00 Total Land Value: 13,124 Market: 44,000 Agricultural: 1,124 Common: 12,000 PRINTED 11/17/2026 BY SYS