

BEG SW COR OF SE1/4 OF SE1/4, RU
210 FT, W 210 S 210 FT TO POB &
THE W 210 FT OF NE1/4 OF NE1/4 A

CHINNICI EARL
121 SW NECTAR CT
LAKE CITY, FL 32024

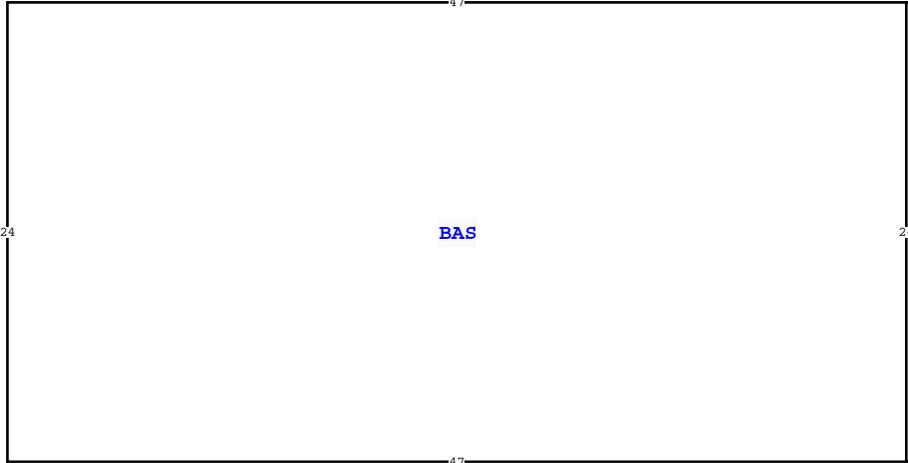
2026

26-4S-16-03196-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,128	100	
TOTALS	1,128		1,128 20,674

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2002		45.82	51,685	1966	1966	0	0	60.00	40.00
				Heated Area: 1128					HX Base Yr 2002			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			20,674
TOTAL MARKET OB/XF VALUE			7,650
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			56,324
SOH/AGL Deduction			27,985
ASSESSED VALUE			28,339
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			3,339
TOTAL JUST VALUE			56,324
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			52,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/48	6/27/2024	QC	U	V	11	100
GRANTOR: TICE SONYA VICTORIA						
GRANTEE: CHINNICI EARL						
0942/2299	12/17/2001	QC	Q	I	01	100
GRANTOR: DAVID COMPTON						
GRANTEE: EARL CHINNICI						

EXTRA FEATURES		121 SW NECTAR CT, LAKE CITY														
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	0296	SHED METAL	0	100	0	0		1.00	UT 300.00	50	0	0	3	50	150	
2	0285	SALVAGE	0	100	0	0		1.00	UT 0.00	100	1993	1993	3	100	500	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
TOTALS																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W47 S24 E47 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF 7,650												
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	20,000.00	20,000.00	22,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.06	AC		1.00	1.00	1.00	20,000.00	20,000.00	1,200							
3	0000	C	VAC RES	100		A-1	0.00	0.00	0.24	AC		1.00	1.00	1.00	20,000.00	20,000.00	4,800							