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

2027

26-4S-16-03196-000

BUILDING CHARACTERISTICS

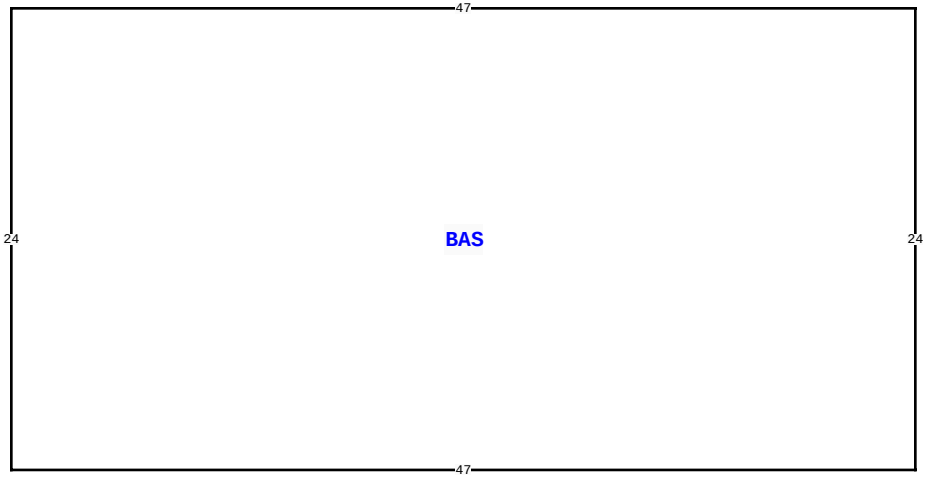
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100		1,128	19,690
TOTALS	1,128			1,128	19,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,128	72.7380	43.64	49,226	1966	1966	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1128 HX Base Yr 2002



121 SW NECTAR CT, LAKE CITY

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

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	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		19,690
TOTAL MARKET OB/XF VALUE		7,650
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		55,340
SOH/AGL Deduction		26,151
ASSESSED VALUE		29,189
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,189
TOTAL JUST VALUE		55,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,340

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S24 E47 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,650

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	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							

REVIEW DATE 07/11/2019 BY KR Total Acres: 1.40 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS