

COMM SW COR OF SW1/4 OF NE1/4,  
 RUN E 155.24 FT FOR POB, RUN N  
 177.97 FT, E 244.76 FT, SOUTH

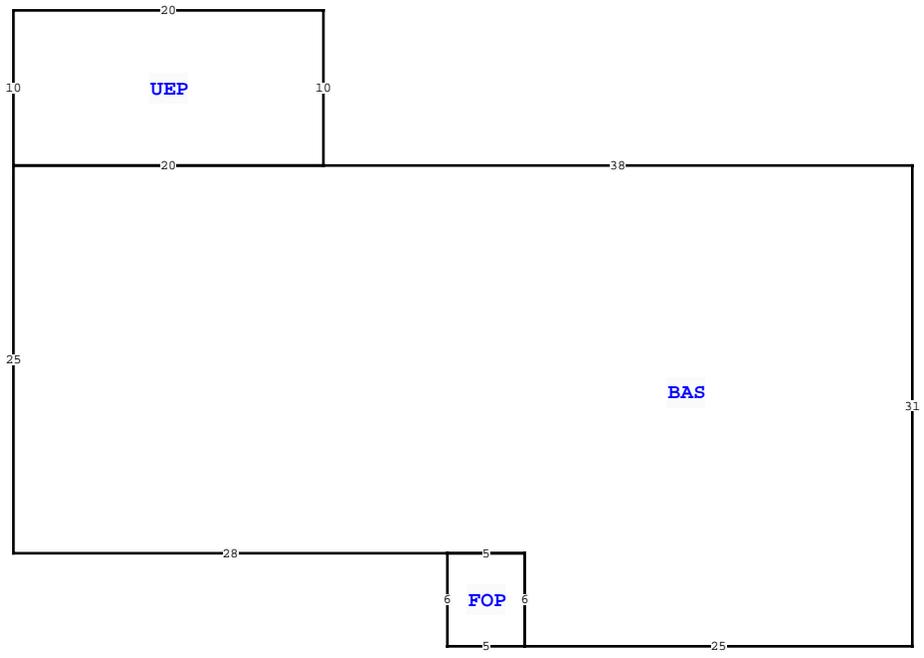
NABINGER RICHARD H/NABINGER KATHYE J  
 205 NW SCARBOROUGH LN  
 LAKE CITY, FL 32055

**2026**

27-2S-16-01755-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	27216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,600	100	
FOP	30	30	
UEP	200	60	
TOTALS	1,830		
			1,729
			149,416

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% - 0									
				Heated Area: 1600			HX Base Yr				



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		149,416	
TOTAL MARKET OB/XF VALUE		21,205	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		182,621	
SOH/AGL Deduction		65,406	
ASSESSED VALUE		117,215	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		65,804	
TOTAL JUST VALUE		182,621	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		177,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27699	MAINT/ALTR	30	03/19/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0568/0593	7/11/1985	WD Q	Q	V	01	90

GRANTOR: DREW E JR & BRENDA H  
 GRANTEE: RICHARD H & KATHYE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W38 UEP= N10 W20 S10 E20\$ W20 S25 E28 FOP= S6 E5 N6 W5\$ E5 S6 E25 N31\$.	

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	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1988	1988	3	40	14,336	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	300	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	900	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	60	1993	1993	3	60	1,080	
6	0070	CARPORT UF	0	100	18	25	450.00	UT	2.50	100	2008	2008	3	100	1,125	
7	0169	FENCE/WOOD	0	100	0	0	164.00	UT	13.50	100	2008	2008	3	100	2,214	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	50	

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	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	12,000.00	12,000.00	12,000							