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

2027

27-2S-16-01755-002

BUILDING CHARACTERISTICS

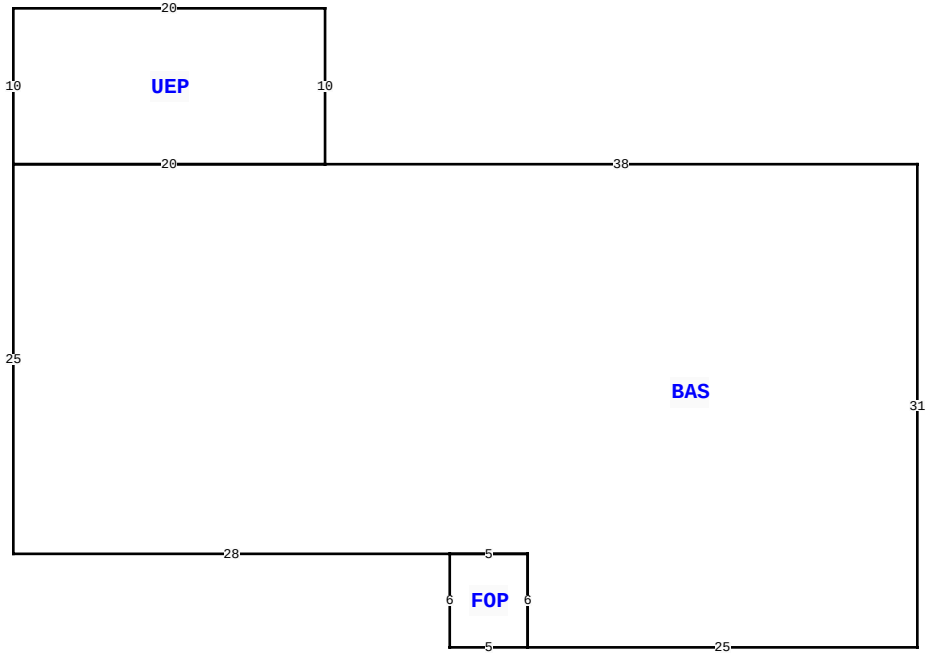
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	133,411
FOP	30	30		9	751
UEP	200	60		120	10,006
TOTALS	1,830			1,729	144,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,729	116.6200	128.28	221,796	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1600 HX Base Yr



205 NW SCARBOROUGH LN, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	60	1993	1993	3	60	1,080	
6	0070	CARPORT UF	0	100	18	25	450.00	UT	2.50	2.50	100	2008	2008	3	100	1,125	
7	0169	FENCE/WOOD	0	100	0	0	164.00	UT	13.50	13.50	100	2008	2008	3	100	2,214	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,167
TOTAL MARKET OB/XF VALUE		21,205
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		177,372
SOH/AGL Deduction		56,641
ASSESSED VALUE		120,731
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,320
TOTAL JUST VALUE		177,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,991

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	V	01	90

GRANTOR: DREW E JR & BRENDA H

GRANTEE: RICHARD H & KATHYE

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 21,205

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS