

COMM SE COR OF SW1/4 OF SW1/4, R
N 12.50 FT TO N R/W WILLIAMS RD,
37.88 FT FOR POB, CONT W 220.29

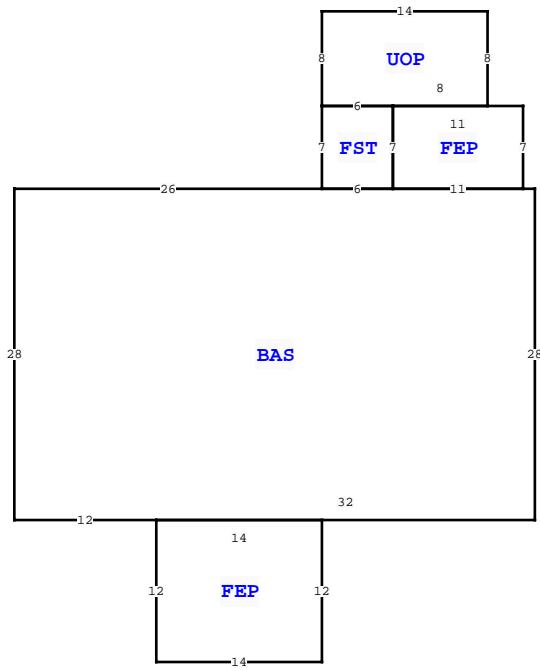
NIXON RICHARD JR/JONES TASHA
505 NE WILLIAMS ST
LAKE CITY, FL 32055

2026

27-3S-17-05586-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,473	104.9400	117.53	173,122	1954	2010	0	0	0	18.75	81.25
1 SINGLE FAM 100% - 2026 Heated Area: 1232 HX Base Yr 2026												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	117,648
FEP	77	80		62	5,921
FEP	168	80		134	12,796
FST	42	55		23	2,196
UOP	112	20		22	2,101
TOTALS	1,631			1,473	140,662

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION																								
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		00	0.00	0.00	3.42	AC		1.00	1.00	1.00	6,500.00	6,500.00	22,230							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		140,662	
TOTAL MARKET OB/XF VALUE		1,500	
TOTAL LAND VALUE - MARKET		22,230	
TOTAL MARKET VALUE		164,392	
SOH/AGL Deduction		0	
ASSESSED VALUE		164,392	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		112,981	
TOTAL JUST VALUE		164,392	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,023	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055546	Electrical Servic		04/23/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1286	10/31/2025	WD	Q	I	01	193,000
GRANTOR: MILLER BENJAMIN						
GRANTEE: NIXON RICHARD JR						
1493/2218	6/23/2023	WD	Q	I	01	275,000
GRANTOR: PANIAGUA CARLOS G FLO						
GRANTEE: MILLER BENJAMIN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 S28 E12 FEP= S12 E14 N12 W14\$ E32 N28 W1 FEP= N7 W11 S7 E11\$ W11 FST= N7 UOP= E8 N8 W14 S8 E6\$ W6 S7 E6\$ W6\$.	