THE S 880 FT OF NE1/4 OF NW1/4.

554-388, 745-1816, DC 973-818,

NINCEHELSER DALE/NINECHELSER ANDREA
252 NE OMAR TER
LAKE CITY, FL 32055

2027

28-1S-17-04576-001

BUILDING CHARACTERISTICS

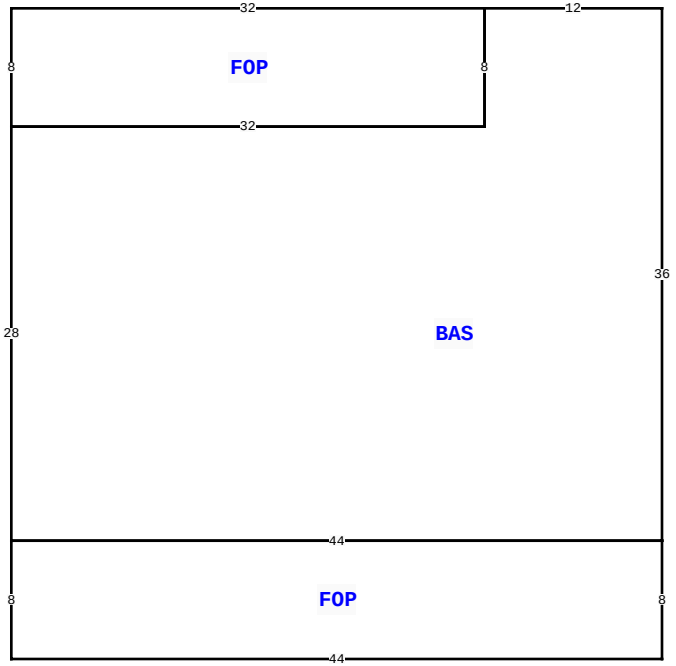
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	28117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100		1,328	158,531
FOP	256	30		77	9,192
FOP	352	30		106	12,654
TOTALS	1,936			1,511	180,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,511	120.5820	132.64	200,419	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2016 Heated Area: 1328 HX Base Yr 2016



252 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,377
TOTAL MARKET OB/XF VALUE		5,250
TOTAL LAND VALUE - MARKET		106,640
TOTAL MARKET VALUE		292,267
SOH/AGL Deduction		110,430
ASSESSED VALUE		181,837
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,426
TOTAL JUST VALUE		292,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33154	SFR	604	07/08/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0452	6/17/2014	WD	Q	V	01	40,000

GRANTOR: JESSIE D SPRADLEY & E

GRANTEE: DALE & ANDREA NINCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W32 S8 E32 N8$ S8 W32 S28 FOP= S8 E44 N8 W44$ E44 N36$.

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	2015	2015	3	100	1,200	
2	0031	BARN,MT AE	0	100	18	25	450.00	UT	9.00	9.00	100	2015	2015	3	100	4,050	

LAND DESCRIPTION

TOTAL OB/XF 5,250

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	26.66	AC		1.00	1.00	1.00	4,000.00	4,000.00	106,640							

REVIEW DATE 07/20/2015 BY DF Total Acres: 26.66 Total Land Value: 106,640 Market: 0 Agricultural: 0 Common: 106,640 PRINTED 11/17/2026 BY SYS