

PART OF LOT 8 BLOCK B RANCHETTES
NE COR OF SEC, W 2250.30 FT, S 2
POB, CONT S 79.31 FT, W 271.64 F

EDINGTON NICHOLAS/EDINGTON JEWELYANA
1245 NW BROWN RD
LAKE CITY, FL 32055

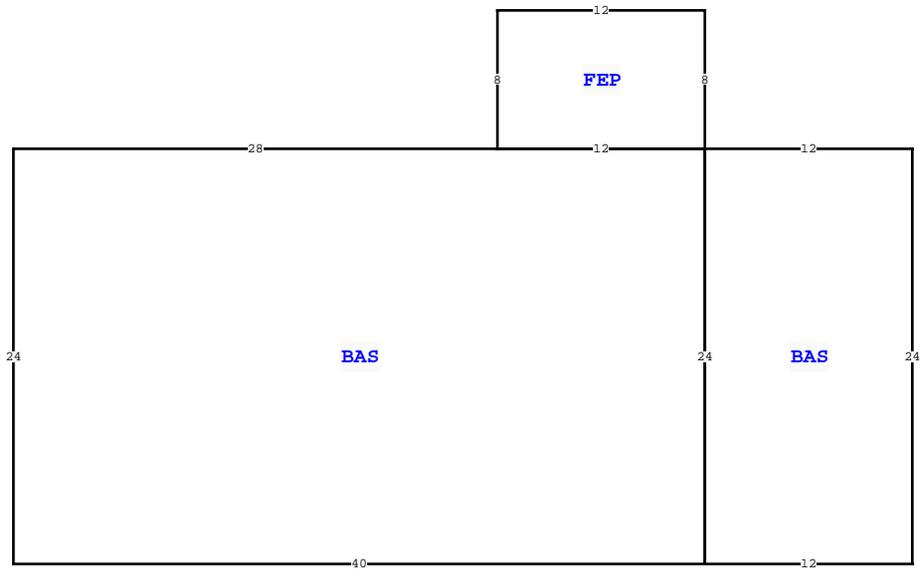
2026

28-3S-16-02359-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	02	02	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	288	100	
BAS	960	100	
FEP	96	80	
TOTALS	1,344		

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%	- 2025								
				Heated Area: 1248			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			163,508
TOTAL MARKET OB/XF VALUE			1,300
TOTAL LAND VALUE - MARKET			9,750
TOTAL MARKET VALUE			174,558
SOH/AGL Deduction			0
ASSESSED VALUE			174,558
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			123,147
TOTAL JUST VALUE			174,558
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/169	12/20/2023	WD	Q	I	01	216,000
GRANTOR: DUNCAN CORBETT WYLIE						
GRANTEE: EDINGTON NICHOLAS						
1424/2183	11/16/2020	WD	Q	I	01	140,700
GRANTOR: JORDAN & TREY REGAR						
GRANTEE: CORBETT W DUNCAN &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014
2	0080	DECKING	0	100	0	0		1.00	UT 300.00	100	2024

TOTAL OB/XF												1,300
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/09/2022	MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W28 S24 E40 BAS= E12 N24 W12 S24\$ N24 FEP= N8 W12 S8 E12\$ W12\$.											

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		RSF/MH	0.00	0.00	0.50	AC		1.00	1.00	1.50	13,000.00	19,500.00	9,750							