

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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	06
NEIGHBORHOOD/LOC	30317.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,457	100	
FOP	70	30	
FOP	210	30	
UCP	230	20	
TOTALS	1,967		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,587	114.5430	128.29	203,596	1966	1966	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1457 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			132,337
TOTAL MARKET OB/XF VALUE			1,760
TOTAL LAND VALUE - MARKET			13,522
TOTAL MARKET VALUE			147,619
SOH/AGL Deduction			691
ASSESSED VALUE			146,928
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			146,928
TOTAL JUST VALUE			147,619
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/1793	2/14/2020	WD	U	I	11	100
GRANTOR: JEFFREY NICKODAM						
GRANTEE: JEFFREY NICKODAM &						
1399/2069	11/26/2019	WD	U	I	30	100
GRANTOR: WALTER NICKODAM						
GRANTEE: WALTER NICKODAM & J						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00
2	0080	DECKING	0	0	17	20	340.00	UT	1.50	1.50
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF												1,760										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/12/2026	MLU									
956 NW LOWLAND TER, LAKE CITY																						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W27 FOP= N10 W21 S10 E21\$ W21 S11 UCP= W10 S23 E10N23\$ S23 E13 FOP= E14 N5 W14 S5\$ N5 E35 N29\$.											

LAND DESCRIPTION												TOTAL OB/XF												1,760			
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	0		00	0.00	0.00	9,015.00	SF		1.00	1.00	1.00	1.50	1.50	13,522										