

BEG SE COR OF SE1/4 OF SW1/4,
 RUN W 329.88 FT, NE 646.98
 FT, E 330.69 FT, SW 647.08 FT

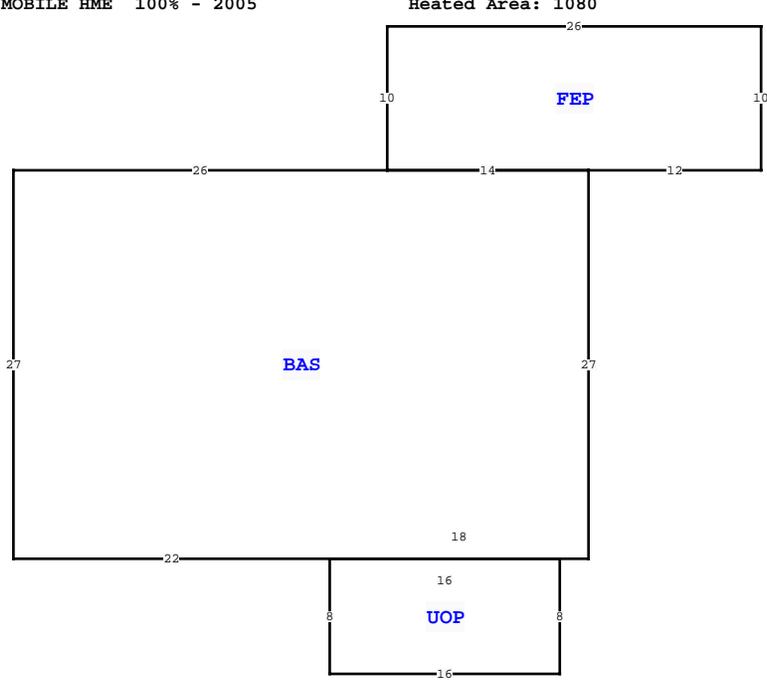
NELSON RONALD L/NELSON DEBBIE E
 594 SW KESSLER GLN
 LAKE CITY, FL 32024

2026

34-4S-16-03273-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	34416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	
FEP	260	85	
UOP	128	25	
TOTALS	1,468		
			1,333
			37,718

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	-	2005								
Heated Area: 1080					HX Base Yr 2005							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			37,718
TOTAL MARKET OB/XF VALUE			14,940
TOTAL LAND VALUE - MARKET			58,200
TOTAL MARKET VALUE			110,858
SOH/AGL Deduction			40,312
ASSESSED VALUE			70,546
TOTAL EXEMPTION VALUE	HX HB		45,546
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			110,858
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1006/1347	2/03/2004	WD Q	Q	V	06	100
GRANTOR: RICHARD & XENE NELSON						
GRANTEE: RONALD L & DEBBIE E						
0902/0559	5/08/2000	WD Q	Q	V		20,500
GRANTOR: HARRY & PATRICIA DICK						
GRANTEE: RICHARD & XENE NELS						

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	0070	CARPORT UF	0	100	20	20		3.00	70	1993	1993	3	70	840	
2	0296	SHED METAL	0	100	10	20		14.00	100	2007	2007	3	100	2,800	
3	9945	Well/Sept	0	100	0	0		7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0		0.00	100	2007	2007	3	100	1,000	
5	0262	PRCH,FOP	0	100	0	0		0.00	100	2019	2019	3	100	1,500	
6	0070	CARPORT UF	0	100	0	0		0.00	100	2019	2019	3	100	500	
7	0070	CARPORT UF	0	100	0	0		0.00	100	2019	2019	3	100	500	
8	0169	FENCE/WOOD	0	100	0	0		0.00	100	2019	2019	3	100	800	

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.85	AC		1.00	1.00	1.00	12,000.00	12,000.00	58,200							

TOTAL OB/XF												14,940											
REVIEW DATE 07/23/2019 BY BC Total Acres: 4.85 Total Land Value: 58,200 Market: 0 Agricultural: 0 Common: 58,200 PRINTED 06/08/2026 BY SYS																							