BEG SE COR OF SE1/4 OF SW1/4, W
646.98 FT, E 330.69 FT, SW 647.0
(AKA PARCEL 5).

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

2027

34-4S-16-03273-005

BUILDING CHARACTERISTICS

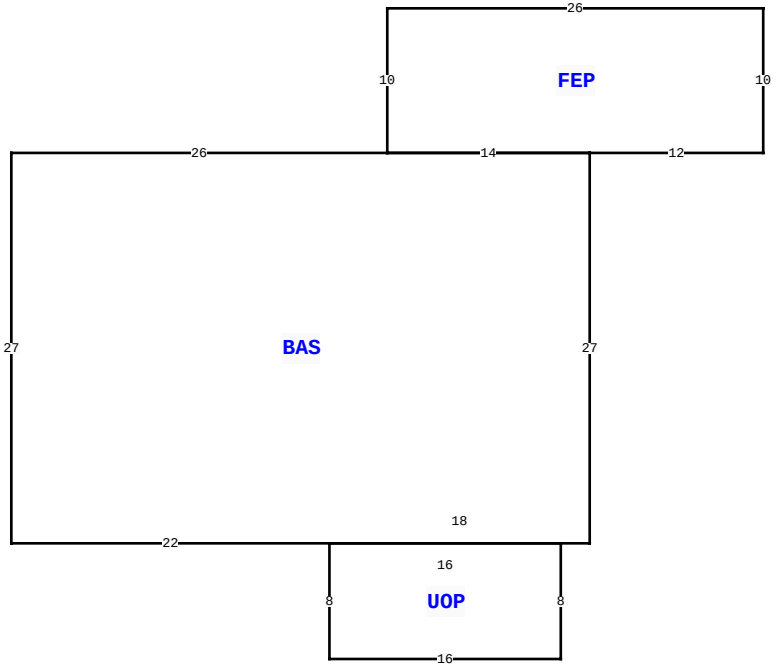
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	30,560
FEP	260	85		221	6,254
UOP	128	25		32	906
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
0800	02	1,333	117.9000	70.74	94,296	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1080 HX Base Yr 2005



BLD DATE			LGL DATE		
XF DATE			LAND DATE	04/22/2026	MLU
INC DATE			AG DATE		

594 SW KESSLER GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

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		38,196
ASSESSED VALUE		72,662
TOTAL EXEMPTION VALUE	HX HB	47,662
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/2346	9/30/2026	LE	U	I	14	100
GRANTOR: NELSON RICHARD						
GRANTEE: AKERS SUMMER FAITH						
1006/1347	2/03/2004	WD	Q	V	06	100
GRANTOR: RICHARD & XENE NELSON						
GRANTEE: RONALD L & DEBBIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S27 E22 UOP= S8 E16 N8 W16$ E18 N27 FEP= E12 N10 W26 S10 E14$ W14$.

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	0070	CARPORT UF	0	100	20	20	400.00	UT	3.00	3.00	70	1993	1993	3	70	840	
2	0296	SHED METAL	0	100	10	20	200.00	UT	14.00	14.00	100	2007	2007	3	100	2,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,000	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 14,940

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	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							

REVIEW DATE 07/23/2019 BY BC Total Acres: 4.85 Total Land Value: 58,200 Market: 0 Agricultural: 0 Common: 58,200 PRINTED 11/17/2026 BY SYS