COMM SW COR OF NW1/4, RUN E 766. RUN NW 563.38 FT, NE'LY 592.52 F W 412.99 FT TO POB. & COMM SW C

NAIL STEVEN H
569 NW CARR CT
LAKE CITY, FL 32055

2027

35-2S-16-01867-005

BUILDING CHARACTERISTICS

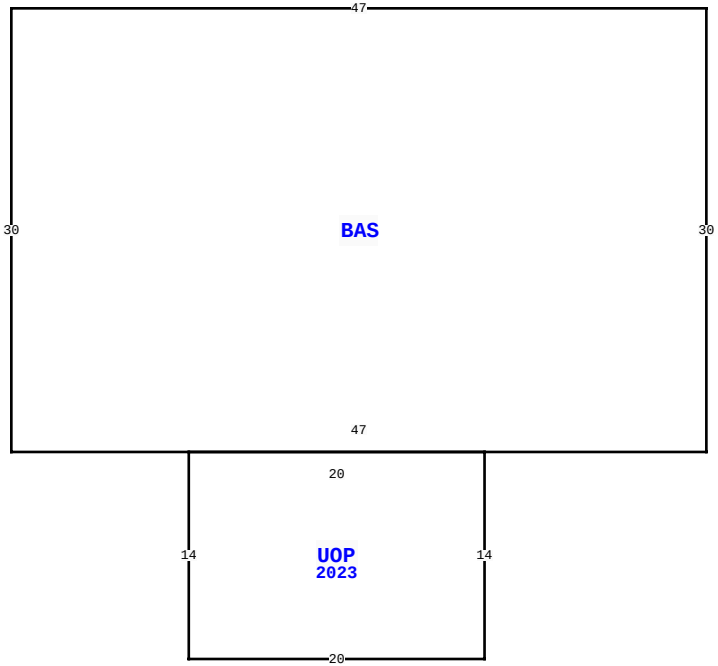
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	35216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100		1,410	84,793
UOP	280	25	2023	70	4,210
TOTALS	1,690			1,480	89,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,480	113.9000	109.34	161,823	2020	1999	0	0	0	45.00	55.00

1 MANUF 2 100% - 2024 Heated Area: 1410 HX Base Yr 2024



296 NW LANGFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	09/26/2023 SPF

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	0030	BARN,MT	0	100	30	50	1,500.00	UT	15.00	15.00	100	2019	2019	3	100	22,500	
2	0166	CONC,PAVMT	0	100	16	50	800.00	UT	3.50	3.50	100	2019	2019	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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,003
TOTAL MARKET OB/XF VALUE		37,100
TOTAL LAND VALUE - MARKET		55,800
TOTAL MARKET VALUE		137,417
SOH/AGL Deduction		0
ASSESSED VALUE		137,417
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		36,006
TOTAL JUST VALUE		181,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045525	Electrical Servic	0	09/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/926	7/26/2024	LE	U	I	14	100
GRANTOR: NAIL STEVEN H						
GRANTEE: NAIL STEVEN H (ENH						
1333/2100	3/29/2017	WD	U	I	11	0
GRANTOR: STEVEN H NAIL AS PR						
GRANTEE: STEVEN H NAIL & RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W47 S30 E47 N30 $
UOP=[YR=2023;ORIG=-35,30] E20 S14 W20 N14 $
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LAND DESCRIPTION

TOTAL OB/XF 37,100

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	5.20	AC		1.00	1.00	1.00	445.00	445.00	2,314							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	46,800							

REVIEW DATE 05/02/2023 BY JB Total Acres: 6.20 Total Land Value: 11,314 Market: 46,800 Agricultural: 2,314 Common: 9,000 PRINTED 11/16/2026 BY SYS