

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

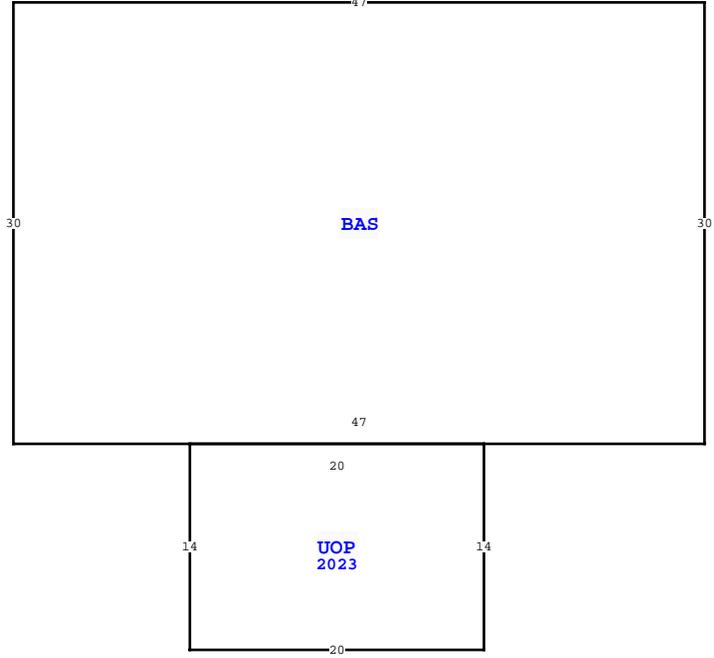
NAIL STEVEN H
 569 NW CARR CT
 LAKE CITY, FL 32055

2026

35-2S-16-01867-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
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
BAS	1,410	100	
UOP	280	25	2023
TOTALS	1,690		
TOTALS		1,480	93,642

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	115.04	170,259	2020	1999		0	0	45.00	55.00
1 MANUF 2 100% - 2024 Heated Area: 1410 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			93,642
TOTAL MARKET OB/XF VALUE			37,100
TOTAL LAND VALUE - MARKET			55,800
TOTAL MARKET VALUE			142,056
SOH/AGL Deduction			5,532
ASSESSED VALUE			136,524
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			35,113
TOTAL JUST VALUE			186,542
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,587

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						

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	0030	BARN,MT	0	100	30	50	UT	15.00	15.00	100	2019	2019	3	100	22,500	
2	0166	CONC,PAVMT	0	100	16	50	UT	3.50	3.50	100	2019	2019	3	100	2,800	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

TOTAL OB/XF													37,100
296 NW LANGFORD CT, LAKE CITY													
BLD DATE													LGL DATE
XF DATE													LAND DATE
INC DATE													AG DATE
													05/11/2026 MLU
													09/26/2023 SPF

BUILDING NOTES												

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

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	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								