

COMM 20 FT W & 796.78 FT, S
OF NE COR OF NE1/4 OF SE1/4
FOR POB, RUN S 145.77 FT, W

TALLEY SHAWN/TALLEY VICTORIA
198 SW HYDRAULIC WAY
LAKE CITY, FL 32024

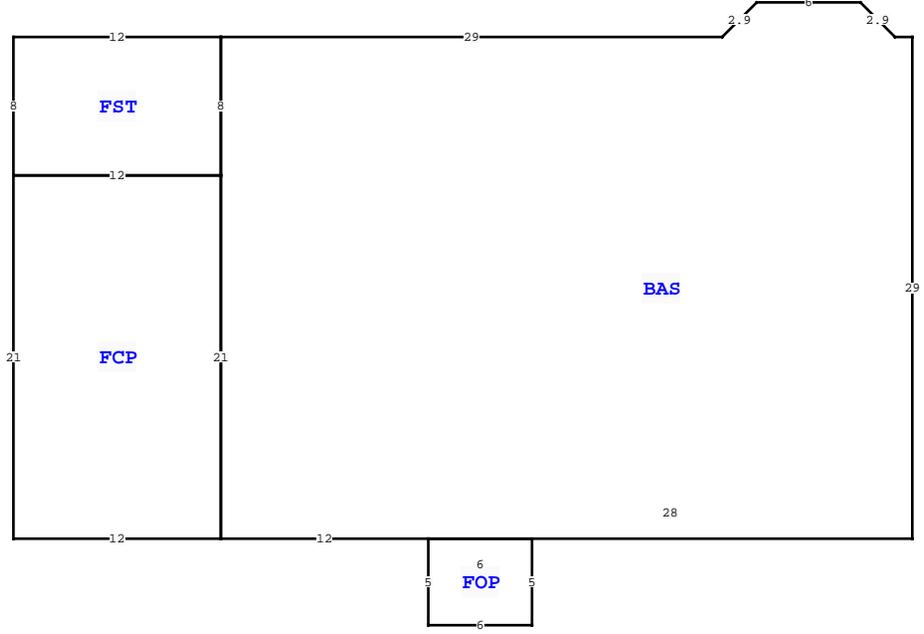
2026

35-4S-16-03281-004



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32		HARDIE BRD	100		
Roof Structur	08		IRREGULAR	100		
Roof Cover	03		COMP SHNGL	100		
Interior Wall	05		DRYWALL	100		
Interior Floor	15		HARDTILE	80		
Interior Floor	12		HARDWOOD	20		
Air Condition	03		CENTRAL	100		
Heating Type	04		AIR DUCTED	100		
Bedrooms			3	100		
Bathrooms			2	100		
Frame	02		WOOD FRAME	100		
Stories	1.		1.	100		
Architectual	05		CONV	100		
Units			0	100		
Quality	06	06				
DOR CODE	0100		SINGLE FAMILY			
MAP NUM			MKT AREA		01	
NEIGHBORHOOD/LOC	35416.030		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,176	100		1,176	148,986	
FCP	252	25		63	7,982	
FOP	30	30		9	1,140	
FST	96	55		53	6,714	
TOTALS	1,554			1,301	164,822	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,301	132.3000	150.82	196,217	2009	2009	0	0	16.00	84.00
1 SINGLE FAM 100% - 2019 Heated Area: 1176 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			164,822
TOTAL MARKET OB/XF VALUE			6,426
TOTAL LAND VALUE - MARKET			11,506
TOTAL MARKET VALUE			182,754
SOH/AGL Deduction			47,101
ASSESSED VALUE			135,653
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			84,242
TOTAL JUST VALUE			182,754
NCON VALUE			3,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27295	SFR	485	08/27/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/1160	6/11/2018	WD	Q	I	01	126,400
GRANTOR: ISAAC J NICKELSON						
GRANTEE: SHAWN & VICTORIA TA						
1184/0296	11/09/2009	WD	U	I	30	150,000
GRANTOR: VENTURE POINTE LLC						
GRANTEE: ISAAC J NICKELSON						

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	0166	CONC, PAVMT	0	100	0	642.00	UT	3.00	3.00	100	2009	2009	3	100	1,926	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
4	0040	BARN, POLE	0	100	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
TOTALS												6,426				

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2026	MLU

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W29 FST= W12 S8 E12 N8\$ S8 FCP= W12 S21 E12 N21 \$ S21 E12 FOP= S5 E6 N5 W6\$ E28 N29 W1 L2 U2 W6 D2 L2 \$.											

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	0100	C	SFR	100		A-1	0.00	0.00	0.47	AC		1.00	1.00	1.53	16,000.00	24,480.00	11,506							