

COMM SE COR OF SW1/4 OF SW1/4, R  
N 12.50 FT TO N R/W WILLIAMS RD,  
37.88 FT FOR POB, CONT W 220.29

NIXON RICHARD JR/JONES TASHA  
505 NE WILLIAMS ST  
LAKE CITY, FL 32055

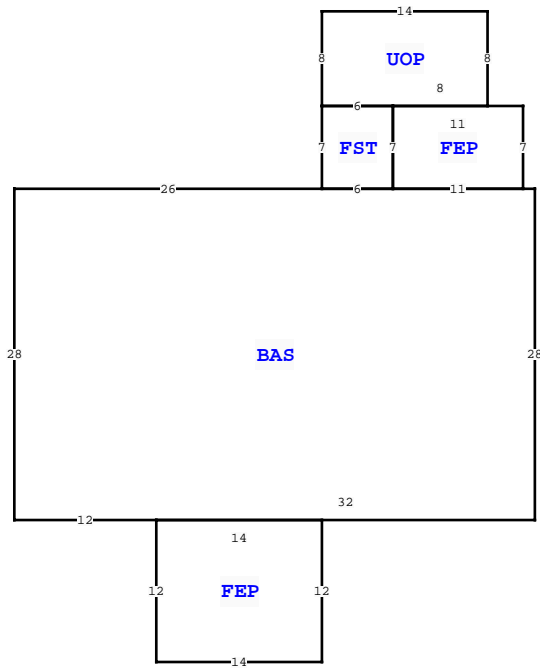
**2026**

27-3S-17-05586-000  
VALUATION SUMMARY

| 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 Floor | 13 | LAM/VNLPLK 100 |
| Air Condition  | 03 | CENTRAL 100    |
| Heating Type   | 04 | AIR DUCTED 100 |
| Bedrooms       |    | 3 100          |
| Bathrooms      |    | 1 100          |
| Frame          | 01 | NONE 100       |
| Stories        | 1. | 1. 100         |
| Architectural  | 05 | CONV 100       |
| Units          |    | 0 100          |
| Condition Adj  | 03 | 03 100         |
| Kitchen Adjus  | 01 | 01 100         |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01  | 1,473     | 104.9400    | 119.63         | 176,215        | 1954 | 2010 | 0    | 0    | 18.75 | 81.25  |

1 SINGLE FAM 100% - 2026 Heated Area: 1232 HX Base Yr 2026



|                  |                  |               |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality          | 05               | 05            |      |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 04   |      |              |                      |
| NEIGHBORHOOD/LOC | 27317.00         | 1.00/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,232            | 100           |      | 1,232        | 119,750              |
| FEP              | 77               | 80            |      | 62           | 6,026                |
| FEP              | 168              | 80            |      | 134          | 13,024               |
| FST              | 42               | 55            |      | 23           | 2,235                |
| UOP              | 112              | 20            |      | 22           | 2,139                |
| TOTALS           | 1,631            |               |      | 1,473        | 143,175              |

505 NE WILLIAMS ST, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/28/2025 |
| INC DATE |  | AG DATE   | MLU        |

| 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   | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 100             |       |
| 2   | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 150             |       |
| 3   | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 50              |       |
| 4   | 0296       | SHED METAL  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 2015    | 2015        | 3 | 100    | 1,200           |       |

TOTAL OB/XF 1,500

| 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 |     | 00       | 0.00  | 0.00  | 3.42        | AC        |     | 1.00     | 1.00   | 1.00    | 6,500.00   | 6,500.00       | 22,230     |                             |      |         |      |     |    |        |

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 143,175  |
| TOTAL MARKET OB/XF VALUE  |           | 1,500    |
| TOTAL LAND VALUE - MARKET |           | 22,230   |
| TOTAL MARKET VALUE        |           | 166,905  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 166,905  |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411   |
| BASE TAXABLE VALUE        |           | 115,494  |
| TOTAL JUST VALUE          |           | 166,905  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 185,023  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1553/1286                      | 10/31/2025 | WD        | Q   | I   | 01     | 193,000    |
| GRANTOR: MILLER BENJAMIN       |            |           |     |     |        |            |
| GRANTEE: NIXON RICHARD JR      |            |           |     |     |        |            |
| 1493/2218                      | 6/23/2023  | WD        | Q   | I   | 01     | 275,000    |
| GRANTOR: PANIAGUA CARLOS G FLO |            |           |     |     |        |            |
| GRANTEE: MILLER BENJAMIN       |            |           |     |     |        |            |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

**BUILDING DIMENSIONS**  
BAS= W26 S28 E12 FEP= S12 E14 N12 W14\$ E32 N28 W1 FEP= N7 W11 S7 E11\$ W11 FST= N7 UOP= E8 N8 W14 S8 E6\$ W6 S7 E6\$ W6\$.