COMM NW COR OF NW1/4 OF SEC, RUN
FOR POB, RUN E 628.30 FT TO A PT
PRESS RUTH RD, RUN S ALONG R/W 2

CARLUCCI NICHOLAS DAVID
268 SE PRESS RUTH DR
LAKE CITY, FL 32025

2026

14-4S-17-08354-003

BUILDING CHARACTERISTICS

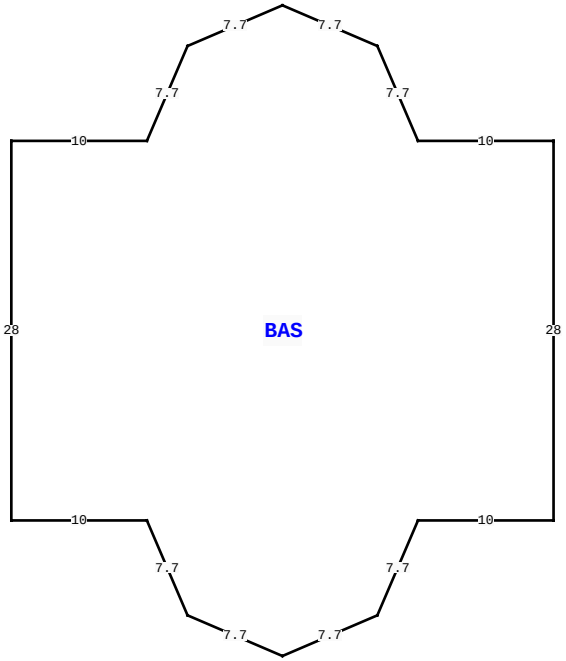
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	168,229
TOTALS	1,400			1,400	168,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	141.1696	158.11	221,354	2009	2009	0	0	0	24.00	76.00

2 SINGLE FAM 100% - 2022 Heated Area: 1400 HX Base Yr 2022



268 SE PRESS RUTH DR, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,229
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		230,149
SOH/AGL Deduction		35,198
ASSESSED VALUE		194,951
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,540
TOTAL JUST VALUE		230,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,934

SALE:1:1: 5.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23263	SFR	419	06/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/2385	5/14/2021	WD	Q	I	01	224,900
GRANTOR: HAAKE ARNOLD						
GRANTEE: CARLUCCI NICHOLAS D						
0941/1809	12/07/2001	WD	Q	I		34,000
GRANTOR: FLIPPIN						
GRANTEE: ARNOLD & JACQUELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 L3 U7 L7 U3 D3 L7 D7 L3 W10 S28 E10 R3 D7 R7 D3 U3 R7 U7 R3 E10 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0100	C	SFR	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 04/27/2017 BY DF Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 07/08/2026 BY SYS