

COLUMBIA COUNTY Property Appraiser

Parcel 21-3S-16-02211-005

Owners

NYDAM NEAL R
NYDAM NANCY K
545 NW BERT AVE
LAKE CITY, FL 32055-5149

Parcel Summary

Location	545 NW BERT AVE
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	8.3100
Section	21
Township	3S
Range	16
Subdivision	DIST 2
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM SW COR OF NW1/4 OF NW1/4,
RUN E 138.54 FT TO E R/W OF
RD FOR POB, CONT E 658.86 FT,
TO A PT, CONT E 473.39 FT TO
SE COR OF NW1/4 OF NW1/4, RUN
N 289 FT, W 481.18 FT TO A PT,
CONT W 724.93 FT TO E R/W LINE
OF NW BERT AVE, ALSO BEING ON
A PT OF A CRVE, RUN S'RLY
ALONG CRVE, 116.22 FT TO A PT
OF REVR'S CRVE, RUN S'RLY ALONG
CRVE, 211.89 FT TO POB.

960-2654, CORR DEED IN ORB 964-908,
ORB 1048-1472.



Working Values

	2025
Total Building	\$370,064
Total Extra Features	\$49,885
Total Market Land	\$58,170
Total Ag Land	\$0
Total Market	\$478,119
Total Assessed	\$346,198
Total Exempt	\$50,722
Total Taxable	\$295,476
SOH Diff	\$131,921

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$374,748	\$346,887	\$303,613	\$285,116	\$239,951	\$223,838
Total Extra Features	\$49,885	\$49,885	\$49,885	\$49,885	\$49,885	\$49,885
Total Market Land	\$58,170	\$58,170	\$54,015	\$54,015	\$54,015	\$54,015
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$482,803	\$454,942	\$407,513	\$389,016	\$343,851	\$327,738
Total Assessed	\$336,441	\$326,642	\$317,128	\$307,891	\$303,640	\$296,813
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$286,441	\$276,642	\$267,128	\$257,891	\$253,640	\$246,813
SOH Diff	\$146,362	\$128,300	\$90,385	\$81,125	\$40,211	\$30,925

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 0960/3654	2002-08-23	<u>Q</u>		WARRANTY DEED	Vacant	\$30,000	Grantor: DANIEL & PAULA OWENS Grantee: NEAL & NANCY NYDAM

Buildings

Building # 1, Section # 1, 237095, SFR

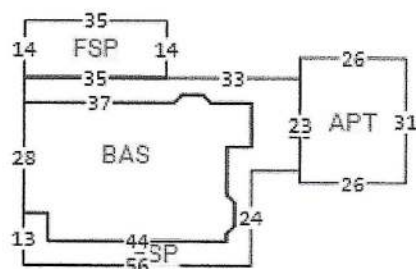
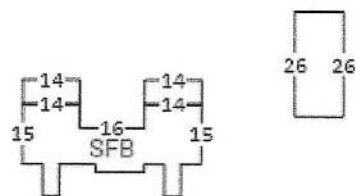
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	3262	\$468,435	2003	2003	0.00%	21.00%	79.00%	\$370,064

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.50	
FR	Frame	02	WOOD FRAME
STR	Stories	2.	2.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
APT	806	100%	806
BAS	1,804	100%	1,804
FSP	490	40%	196
FSP	1,104	40%	442
SFB	652	80%	522
UST	84	45%	38
UST	84	45%	38
UST	312	45%	140



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT	26	35	910.00	\$2.00	2003	100%	\$1,820
0031	BARN,MT AE	80	55	1.00	\$0.00	2003	100%	\$25,000
0294	SHED WOOD/VINYL	12	20	1.00	\$0.00	2008	100%	\$2,500
0120	CLFENCE 4			120.00	\$7.50	2008	100%	\$900
0260	PAVEMENT-ASPHALT	10	650	6500.00	\$0.75	0	100%	\$4,875
0296	SHED METAL	12	20	240.00	\$6.00	2008	100%	\$1,440
0210	GARAGE U	35	25	1.00	\$5,000.00	2008	75%	\$3,750
0070	CARPORT UF			1.00	\$0.00	2014	100%	\$1,000
0296	SHED METAL			1.00	\$0.00	2014	100%	\$100
0294	SHED WOOD/VINYL			1.00	\$0.00	2018	100%	\$8,500

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	5.01	\$7,000.00/AC	5.01	1.00	\$35,070
0000	VAC RES		.00	.00	3.30	\$7,000.00/AC	3.30	1.00	\$23,100

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Oct 28, 2024	000051258		PENDING	Generator
	20043	SFR	COMPLETED	SFR

TRIM Notices

2024

2023

2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of April 01, 2025.