

NESSMITH BRUCE
271 NW COLQUITT WAY
LAKE CITY, FL 32055

LAKE CITY, FL 32055

2023

34-3S-16-02462-104



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	19	COMMON BRK 100								0100	01	2,346	127.1952	105.57	247,667	2001	2001	0	0	0	21.00	79.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2019										HX Base Yr 2019												
Roof Cover	03	COMP SHNGL 100								Floor Plan Dimensions: Overall Width: 26 Overall Depth: 32 Basement Area: 31 x 21 Front Yard Area: 19 x 21 Foundation Area: 12 x 13 Shed Area: 4 x 10										BUILDING MARKET VALUE 195,657												
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE 20,115												
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET 22,000												
Interior Floo	15	HARDTILE 20																		TOTAL MARKET VALUE 237,772												
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction 36,713												
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE 201,059												
Bedrooms		3 100																		TOTAL EXEMPTION VALUE HX HB 50,000												
Bathrooms		2 100																		BASE TAXABLE VALUE 151,059												
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE 237,772												
Stories	1.	1. 100																		NCON VALUE 0												
Architectual Units	05	CONV 100								INCOME VALUE																						
Condition Adj	03	03 100								PREVIOUS YEAR MKT VALUE																						
Kitchen Adjus	01	01 100																														
Quality		06 06																														
DOR CODE		0100 SINGLE FAMILY																														
MAP NUM										MKT AREA		06																				
NEIGHBORHOOD/LOC		34316.070 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,795	100	1,795	149,703																												
FEP	308	80	246	20,516																												
FGR	420	55	231	19,266																												
FOP	40	30	12	1,001																												
FSP	156	40	62	5,171																												
TOTALS		2,719		2,346		195,657		271 NW COLQUITT WAY, LAKE CITY										BLD DATE		LGL DATE		04/20/2022		MLU								
EXTRA FEATURES												XF DATE		LAND DATE		AG DATE																
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	0	1,653.00	UT	1.50	1.50	100	2001	2001	3	100	2,480																	
2	0280	POOL R/CON	0 100	0	0	285.00	UT	70.00	70.00	100	2006	2006	3	61	12,170																	
3	0282	POOL ENCL	0 100	30	27	810.00	UT	15.00	15.00	100	2006	2006	3	40	4,860																	
4	0294	SHED WOOD/	0 100	12	12	144.00	UT	14.00	14.00	30	2006	2006	3	30	605																	
LAND DESCRIPTION																	TOTAL OB/XF 20,115															
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0100	SFR	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000																
REVIEW DATE 09/28/2018 BY KRBC Total Acres: 0.51 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 03/22/2023																																