COMM AT SE COR OF NE1/4, RUN W 3
FT FOR POB, RUN N 140 FT, E 312.
LINE OF SR-245, S ALONG RD 140.2

NETTLES VIRGINIA
1030 SE CR 245
LAKE CITY, FL 32025

2025

03-4S-17-07572-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

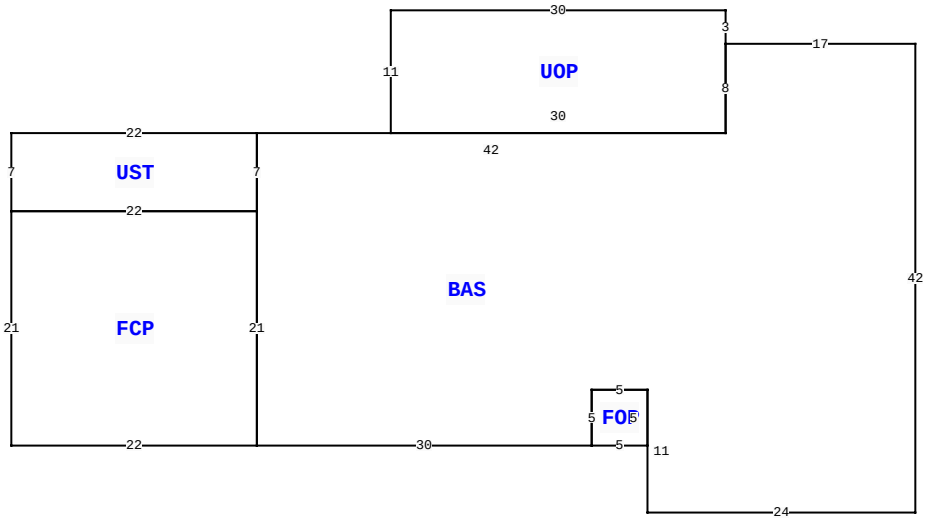
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,907	100	1,907	143,292
FCP	462	25	116	8,717
FOP	25	30	8	601
UOP	330	20	66	4,960
UST	154	45	69	5,184
TOTALS	2,878		2,166	162,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,166	110.0950	115.60	250,390	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1907 HX Base Yr



1030 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,754
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		194,454
SOH/AGL Deduction		93,954
ASSESSED VALUE		100,500
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		45,500
TOTAL JUST VALUE		194,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0542/0013	7/01/1984	WD	Q	I		62,500
GRANTOR:						
GRANTEE:						
0526/0506	8/01/1983	WD	Q	I		54,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N3 W30 S11 E30N8$S8 W42 UST= W22 S7 E22 N7$S7
FCP= W22 S21 E22 N21$ S21 E30 FOP= E5 N5 W5 S5$ N5 E5 S11 E24
N42$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/01/2017 BY DF Total Acres: 1.05 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 12/31/2024 BY SYS