

NETTLES SETH S JR/NETTLES GAIL C

3585 SW CR 240
LAKE CITY, FL 32024

2026

07-5S-17-09151-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3
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		31		VINYL SID 100		0100		01		1,718		88.0000		98.56		169,326		1960		1960		0		0		0 35.00		65.00		VALUATION BY					STANDARD					
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		0		Heated Area: 1584		HX Base Yr														Tax Group: 3					Tax Dist:					
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					110,062					
Interior Wall		02		WALL BD/WD 100																										TOTAL MARKET OB/XF VALUE					19,144					
Interior Floo		09		PINE WOOD 100																										TOTAL LAND VALUE - MARKET					45,000					
Air Condition		03		CENTRAL 100																										TOTAL MARKET VALUE					139,986					
Heating Type		04		AIR DUCTED 100																										SOH/AGL Deduction					84,074					
Bedrooms				3 100																										ASSESSED VALUE					55,912					
Bathrooms				2 100																										TOTAL EXEMPTION VALUE					HX HB 30,912					
Frame		01		NONE 100																										BASE TAXABLE VALUE					25,000					
Stories		1.		1. 100																										TOTAL JUST VALUE					174,206					
Architectual		05		CONV 100																										NCON VALUE					0					
Units				0 100																										INCOME VALUE										
Condition Adj		03		03 100																										PREVIOUS YEAR MKT VALUE					174,206					
Kitchen Adjus		01		01 100																																				
Quality		05		05																																				
DOR CODE		5000		IMPROVED AG																																				
MAP NUM				MKT AREA																															02					
NEIGHBORHOOD/LOC		7517.00		1.00/																																				
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																														
BAS		1,584		100				1,584		101,477																														
FOP		208		30				62		3,972																														
FOP		240		30				72		4,612																														
TOTALS		2,032						1,718		110,062																														
EXTRA FEATURES		3585 SW COUNTY ROAD 240		LAKE CITY																																				
BLD DATE		XF DATE		INC DATE																																				
L		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		0040		BARN,POLE		0 100		24		30		1.00		UT 0.00				0.00		100		0		0		3		100		400										
2		0281		POOL R/FIB		0 100		16		34		544.00		UT 65.00				65.00		100		1993		1993		3		40		14,144										
3		0190		FPLC PF		0 100		0		0		1.00		UT 1,200.00				1,200.00		100		2017		2017		3		100		1,200										
4		0166		CONC,PAVMT		0 100		0		0		1.00		UT 0.00				0.00		100		2017		2017		3		100		400										
5		9947		Septic		0 100		0		0		1.00		UT 3,000.00				3,000.00		100						3		100		3,000										
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