LOT 30 THE HUNT PLACE S/D.
ORB 451-122, 599-097, 841-345,
QCD 1150-86,

NETTLES LAURA REISSENER CROFT
499 SW SEVILLE PL
LAKE CITY, FL 32024

2026

08-5S-16-03490-030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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

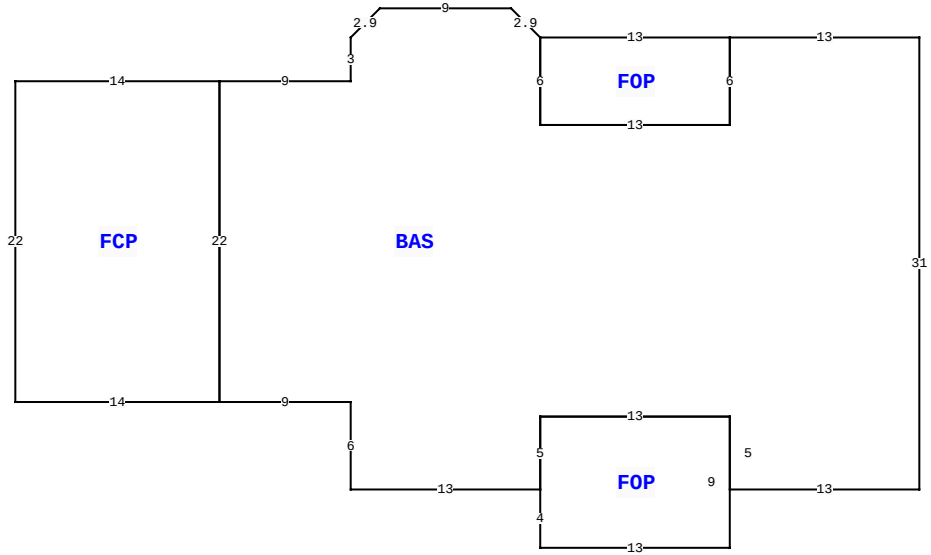
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 8516.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100		1,286	128,388
FCP	308	25		77	7,687
FOP	78	30		23	2,296
FOP	117	30		35	3,494
TOTALS	1,789			1,421	141,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,421	123.8000	138.66	197,036	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 1998 Heated Area: 1286 HX Base Yr 1998



443 SW SEVILLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,866
TOTAL MARKET OB/XF VALUE		42,897
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		234,863
SOH/AGL Deduction		85,431
ASSESSED VALUE		149,432
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,710
TOTAL JUST VALUE		234,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,909

PRMT:1:1: CORBET, LAURA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043260	Roof Replacement	12,300	11/29/2021
000042312	Electrical Servic	0	07/13/2021
33316	M H	325	08/26/2015
12719	SFR	220	07/01/1997
11847	M H	125	11/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1150/0086	5/05/2008	QC	Q	I	01	100
GRANTOR: LAURA JO REISSENER,AK						
GRANTEE: LAURA REISSENER CRO						
0841/0345	6/10/1997	WD	Q	V		17,000
GRANTOR: LENVIL DICKS						
GRANTEE: CORBETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W13 S6 E13 N6$S6 W13 N6 U2 L2 W9 L2 D2 S3 W9 FCP= W14 S22 E14 N22$ S22 E9 S6 E13 FOP= S4 E13 N9 W13 S5$ N5 E13 S5 E13 N31$.

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	391.00	UT	1.50	1.50	100	1997	1997	3	100	587	
2	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	50	1997	1997	3	50	240	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2006	2006	3	51	18,278	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	13,392.00	13,392.00	100	2022	2021		100	13,392	

LAND DESCRIPTION

TOTAL OB/XF 42,897

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	10,000.00	10,000.00	50,100							

REVIEW DATE 05/02/2022 BY JS Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/20/2025 BY SYS