

BEG NW COR OF SW1/4 OF SE1/4 RUN
E 342.10 FT, N 229.21 FT TO CR-2
R/W 342.10 FT TO POB. ALSO COMM

NETTLES SAUSAGE INC
190 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

10-5S-17-09193-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	03	8 100
Frame	03	MASONRY 100
Story Height	0	100
RMS	8	100
Stories	1.5	1.5 100
Units	0	100
Condition Adj	03	03 100

DOR CODE	4400	PACKING PLANTS	
MAP NUM		MKT AREA	02

NEIGHBORHOOD/LOC 10517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,204	100		5,204	60,158
CAN	119	30		36	416
CAN	120	30		36	416
CAN	276	30		83	960
CAN	427	30		128	1,480
CAN	698	30		209	2,416
CAN	1,064	30		319	3,688
FUS	1,708	100		1,708	19,745
SDA	2,967	110		3,264	37,732
USP	574	35		201	2,324
TOTALS	13,481			11,318	130,836

** This building has 12 Sub-Areas

190 SW COUNTY ROAD 240 , LAKE CITY

L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1,200.00	UT	2.25	2.25	100	2011	2011	3	100	2,700	
2	0166	CONC, PAVMT	0	0	10	11	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0040	BARN, POLE	0	0	50	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0260	PAVEMENT-A	0	0	60	50	1.00	UT	1,560.00	1,560.00	100	0	0	3	100	1,560	
6	0040	BARN, POLE	0	0	52	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
7	0010	BARN, BLK	0	0	47	34	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
8	0072	COOLER, COM	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000	
9	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
10	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

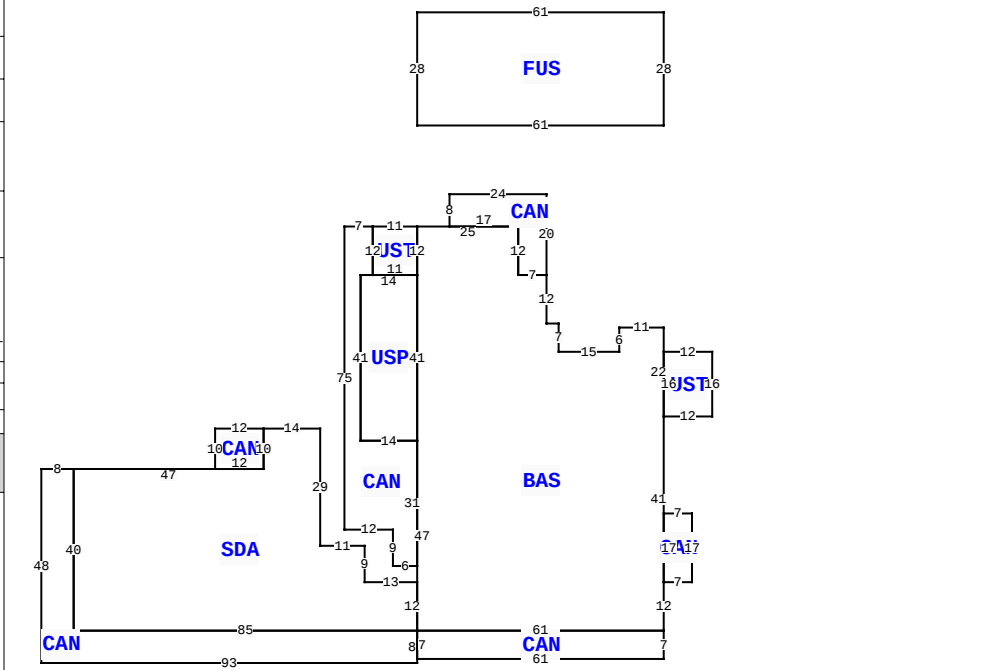
LAND DESCRIPTION										TOTAL OB/XF					20,360			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
1	4400	C	PACK/STMKT	0		A-1	0.00	0.00	2.85	AC		1.00	1.00	1.00	8,000.00	8,000.00		
2	0000	C	VAC RES	0			0.00	0.00	1.68	AC		1.00	1.00	1.00	8,000.00	8,000.00		

REVIEW DATE 11/18/2021 BY ME Total Acres: 4.53 Total Land Value: 36,240 Market: 0 Agricultural: 0 Common: 36,240 PRINTED 11/06/2025 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7000	04	11,318	59.2704	23.12	261,672	1950	1950	0	0	0 50.00	50.00

1 COLD STRGE 0% - 0 Heated Area: 9879 HX Base Yr



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/22/2022 MLU

COLUMBIA COUNTY PROPERTY PAGE 1 of 3

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	
Tax Dist:		
BUILDING MARKET VALUE		834,551
TOTAL MARKET OB/UF VALUE		22,860
TOTAL LAND VALUE - MARKET		36,240
TOTAL MARKET VALUE		893,651
SOH/AGL Deduction		0
ASSESSED VALUE		893,651
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		893,651
TOTAL JUST VALUE		893,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		902,003

BLDG: 2:4: CP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39105	ADDN COMM	0	01/03/2020
28781	ADDN COMM	4,190	08/10/2010
27586	ADDN COMM	303	01/21/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1372/0406	8/07/2018	QC	U	I	11
GRANTOR: WILLIAM J, BRUCE & JER					
GRANTEE: NETTLES SAUSAGE INC					
1199/1001	8/05/2010	WD	U	I	11
GRANTOR: JOSEPH L & VIRGINIA L					
GRANTEE: WILLIAM J, BRUCE, JER					

BUILDING NOTES

BAS= W11 S6 W15 N7 W3 N12 CAN= N20 W24 S8 E17 S12 E7\$ W7 N12 W25 UST= W11 S12 E11 N12\$ S12 USP= W14 S41 E14 N41\$ S41 CAN= W14 N41 E3 N12 W7 S75 E12 S9 E6 N31\$ S47 SDA= W85 N40 CAN= W8 S48 E93 N8 W85 N40\$ E47 CAN= N10 W12 S10 E12\$ N10 E14 S29 E11 S9 E13 S12\$ CAN= S7 E61 N7 W61\$ E61 N12 CAN= E7 N17 W7 S17\$ N41 UST= E12 N16 W12 S16\$ N22\$ PTR= N50 FUS= N28 W61 S28 E61\$ S50\$.

BEG NW COR OF SW1/4 OF SE1/4 RUN
E 342.10 FT, N 229.21 FT TO CR-2
R/W 342.10 FT TO POB. ALSO COMM

NETTLES SAUSAGE INC
190 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

10-5S-17-09193-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		0 100

Quality	04 04
DOR CODE	4400
MAP NUM	
NEIGHBORHOOD/LOC	10517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	20,257
CAN	110	30		33	1,013

TOTALS	770			693	21,270
--------	-----	--	--	-----	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0166	CONC, PAVMT	0	0	0	0	1.00	UT	2,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8801	04	693	98.7525	36.54	25,322	2009	2009	0	0	0 16.00	84.00
2 C B MISC 0% - 0											
Heated Area: 660											
HX Base Yr											
BAS											
CAN											

190 SW COUNTY ROAD 240 , LAKE CITY	BLD DATE	LGL DATE	03/22/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2022	2021		100	2,500	

TOTAL OB/XF									
2,500									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		834,551	
TOTAL MARKET OB/XF VALUE		22,860	
TOTAL LAND VALUE - MARKET		36,240	
TOTAL MARKET VALUE		893,651	
SOH/AGL Deduction		0	
ASSESSED VALUE		893,651	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		893,651	
TOTAL JUST VALUE		893,651	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		902,003	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1372/0406	8/07/2018	QC U	I	I	11	100	
GRANTOR: WILLIAM J, BRUCE & JER							
GRANTEE: NETTLES SAUSAGE INC							
1199/1001	8/05/2010	WD U	I	I	11	100	
GRANTOR: JOSEPH L & VIRGINIA L							
GRANTEE: WILLIAM J, BRUCE, JER							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W22 S30 CAN= S5 E22 N5 W22\$ E22 N30\$.									

NETTLES SAUSAGE INC
190 SW COUNTY ROAD 240
LAKE CITY, FL 32025

10-5S-17-09193-000

[illegible]