E3/4 OF S1/2 OF SE1/4 OF NE1/4
EX 1 AC DESC ORB 749-693.

NETTLES CHALMERS M/NETTLES MONDELL V
2058 NW TURNER AVE
LAKE CITY, FL 32055

2026

21-3S-16-02215-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

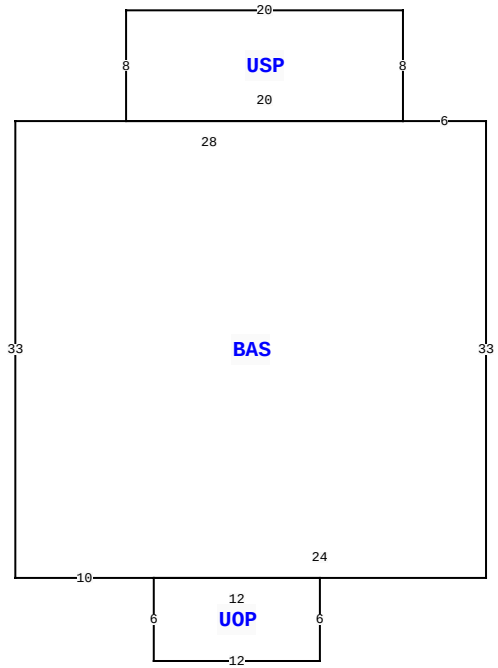
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100		1,122	46,238
UOP	72	20		14	577
USP	160	35		56	2,308
TOTALS	1,354			1,192	49,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,192	56.6100	63.40	75,573	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1122 HX Base Yr



2058 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	49,122
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	49,000
TOTAL MARKET VALUE	98,372
SOH/AGL Deduction	0
ASSESSED VALUE	98,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,372
TOTAL JUST VALUE	98,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044373	Electrical Servic	0	05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 USP= N8 W20 S8 E20$W28 S33 E10 UOP= S6 E12 N6 W12$ E24 N33$.

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	0031	BARN,MT AE	0	0	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 250

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	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	0.50	7,000.00	3,500.00	49,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 14.00 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 10/03/2025 BY SYS