

COMM NW COR OF SEC, RUN SE 1498.
CONT SE 374.71 FT, S 987.61 FT,
988.81 FT TO POB. (AKA LOT 3 LAK

POTTLE CHRIS B LIVING TRUST A REVOCABLE LIVING TRU
PO BOX 3477
LAKE CITY, FL 32056

2026

26-3S-16-02306-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	2	2. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100		1,814	155,630
FEP	420	80		336	28,827
FGR	550	55		302	25,910
FOP	350	30		105	9,008
FUS	1,740	100		1,740	149,281
UOP	160	20		32	2,746

TOTALS	5,034			4,329	371,400
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0260	PAVEMENT-A	0	100	10	760	UT	1.10	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	
3	0080	DECKING	0	100	6	285	UT	5.00	
4	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	100		00	0.00	0.00	1.00

REVIEW DATE	05/23/2023	BY	JB
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,329	117.8506	131.99	571,385	1984	1984	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 3554 HX Base Yr													

1160 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		371,400	
TOTAL MARKET OB/XF VALUE		20,030	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		616,430	
SOH/AGL Deduction		304,644	
ASSESSED VALUE		311,786	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		261,064	
TOTAL JUST VALUE		616,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		616,430	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044970	Roof Replacement	23,000	07/15/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1513/291	4/23/2024	WD	U	I	11		0
GRANTOR: POTTLE CHRIS B							
GRANTEE: POTTLE CHRISTOPHER							
0498/0003	9/01/1982	WD	Q	V			45,000
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
UOP= N10 W16 S10 E16\$ BAS= W16 FEP= N10 W42 S10 E42\$ W42 FGR= W22 S25 E22 N25\$ S34 FOP= S8 E42 N8 W18 N2 W7 S2 W17\$ E17 N2 E7 S2 E18 N9 E16 N25\$ PTR= N30 FUS= N10 E16 N9 W16 N15 W42 S15 W28 S6 E28 S13 E42\$ S30\$.							

TOTAL OB/XF													
20,030													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0133	C	SFR LAKE	100		00	0.00	0.00	1.00	LT		1.00	1.00

Market:	0	Agricultural:	0	Common:	225,000
---------	---	---------------	---	---------	---------

PRINTED 10/10/2025 BY SYS