BEG SW COR OF NE1/4, N 742.50 FT
TO W R/W CR-245, S ALONG R/W 742
2628.95 FT TO POB, EX 8.55 AC DE

NETTLES RODNEY R/NETTLES MARY ANN
298 SE SEABOLT GLN
LAKE CITY, FL 32025

2026

26-4S-17-08740-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

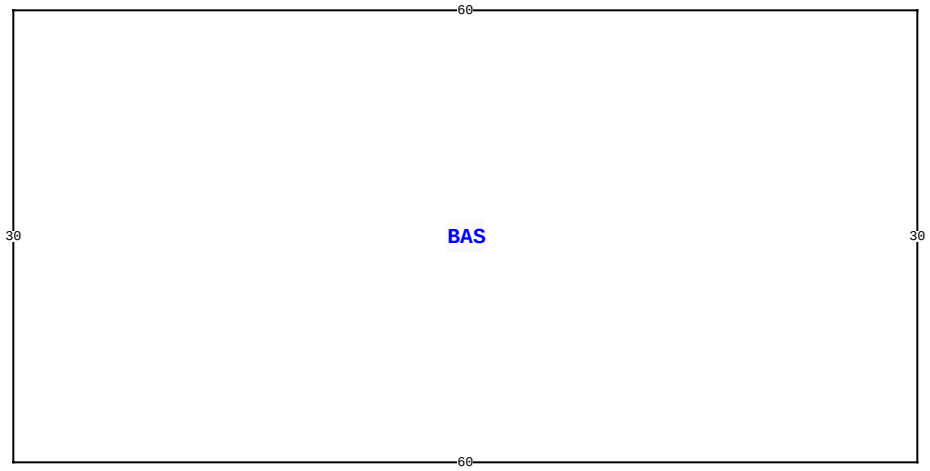
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	125,272
TOTALS	1,800			1,800	125,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	107.07	192,726	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2019 Heated Area: 1800 HX Base Yr 2019



298 SE SEABOLDT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,272
TOTAL MARKET OB/XF VALUE		8,540
TOTAL LAND VALUE - MARKET		103,810
TOTAL MARKET VALUE		148,417
SOH/AGL Deduction		57,358
ASSESSED VALUE		91,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,337
TOTAL JUST VALUE		237,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29792	M H	607	12/05/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1139	2/09/2023	LE	U	I	14	100

GRANTOR: NETTLES RODNEY R

GRANTEE: NETTLES JOHN WILLIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	0040	BARN,POLE	0	100	24	38	912.00	UT	2.50	2.50	50	2012	2012	3	50	1,140	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,540

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.16	AC		1.00	1.00	1.00	3,500.00	3,500.00	4,060							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	28.50	AC		1.00	1.00	1.00	370.00	370.00	10,545							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	28.50	AC		1.00	1.00	1.00	3,500.00	3,500.00	99,750							

REVIEW DATE 06/22/2017 BY BC Total Acres: 29.66 Total Land Value: 14,605 Market: 99,750 Agricultural: 10,545 Common: 4,060 PRINTED 10/17/2025 BY SYS