COMM SW COR OF NE1/4, RUN N 1560
TO E R/W WESTER RD FOR POB, RUN
514.58 FT, SE 327.66 FT, S 67.40

NETTLES TIMOTHY M
1015 SW WESTER DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

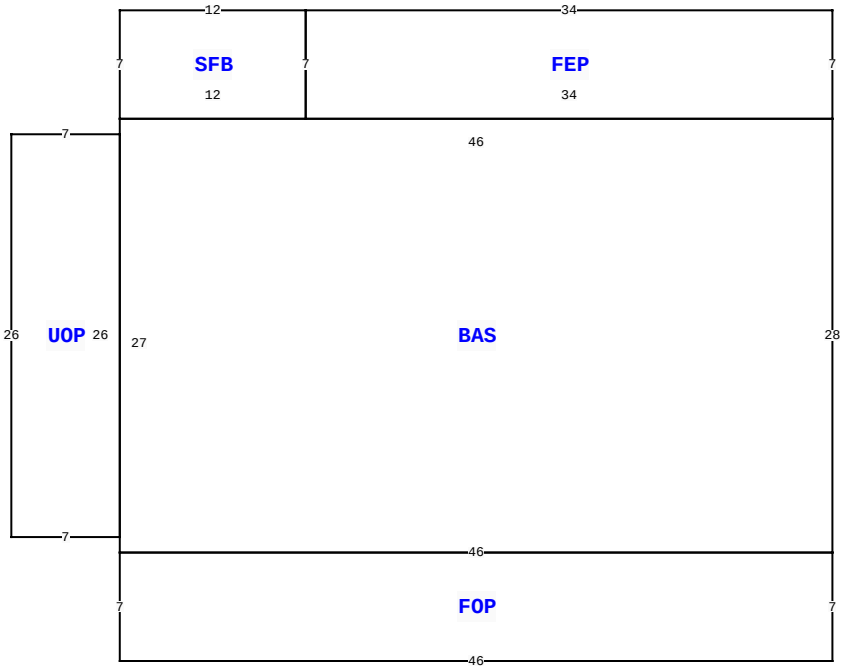
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 01
NEIGHBORHOOD/LOC	31417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	102,917
FEP	238	80		190	15,182
FOP	322	30		97	7,751
SFB	84	80		67	5,353
UOP	182	20		36	2,876
TOTALS	2,114			1,678	134,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	109.7600	122.93	206,277	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1372 HX Base Yr 2004



1015 SW WESTER DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,080
TOTAL MARKET OB/XF VALUE		3,420
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		167,500
SOH/AGL Deduction		62,387
ASSESSED VALUE		105,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,391
TOTAL JUST VALUE		167,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25432	M H	476	01/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0853/0331	2/06/1998	WD	Q	I	01	57,300
GRANTOR: JAMES C & CHERYLE NET						
GRANTEE: TIMOTHY NETTLES						
0592/0007	5/01/1986	WD	Q	V	01	12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= W34 SFB= W12 S7 E12 N7$ S7 E34 BAS= W46 S1 UOP= W7 S26 E7 N26$ S27 FOP= S7 E46 N7 W46$ E46 N28 $ N7$.

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	20	20	400.00	UT	1.05	1.05	100	0	0	3	100	420	
2	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,420

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	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 06/30/2017 BY BC Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/21/2025 BY SYS