HAWK'S LANDING LOT 5.

WD 1460-54,

NETTLES WAYNE SCOTT/NETTLES TRACY LUCAS
671 SW BUNN DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-105

BUILDING CHARACTERISTICS

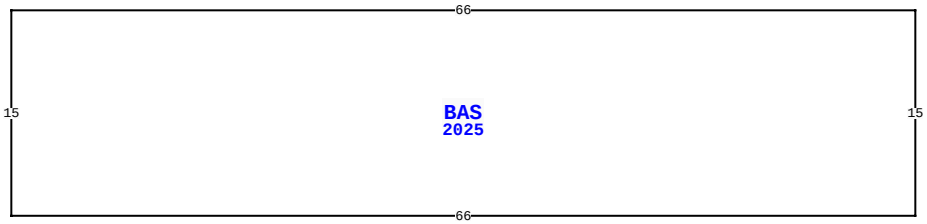
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31417.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2025	990	50,676
TOTALS	990			990	50,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	990	113.5000	93.07	92,139	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 990 HX Base Yr 2025



671 SW BUNN DR, LAKE CITY

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/07/2025 MLU
AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,676
TOTAL MARKET OB/XF VALUE		21,500
TOTAL LAND VALUE - MARKET		56,760
TOTAL MARKET VALUE		86,056
SOH/AGL Deduction		0
ASSESSED VALUE		86,056
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,334
TOTAL JUST VALUE		128,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050686	Roof Replacement	6,500	08/28/2024
000049051	Mobile Home		01/19/2024
000044859	Electrical Servic	0	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1460/54	2/15/2022	WD	Q	V	01	65,000

GRANTOR: COWBOY LAND HOLDINGS,

GRANTEE: NETTLES WAYNE SCOTT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=21,14] E66 S15 W66 N15 $
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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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2025	2024		100	9,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 21,500

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					1.16	AC		1.00	1.00	1.00	11,000.00	11,000.00	12,760							
2	6200	A	PASTURE 3	0					4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0					4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 09/19/2024 BY JS Total Acres: 5.16 Total Land Value: 13,880 Market: 44,000 Agricultural: 1,120 Common: 12,760 PRINTED 11/20/2025 BY SYS