

BEG SE COR OF NE1/4 OF NE1/4, RU
POB, CONT W 210 FT, N 420 FT, E
TO POB.

CHRISTIE CHAD/CHRISTIE KAYLA
532 SE SETH NETTLES
LAKE CITY, FL 32025

2026

34-4S-17-08951-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02
NEIGHBORHOOD/LOC	34417.00	1.00/	

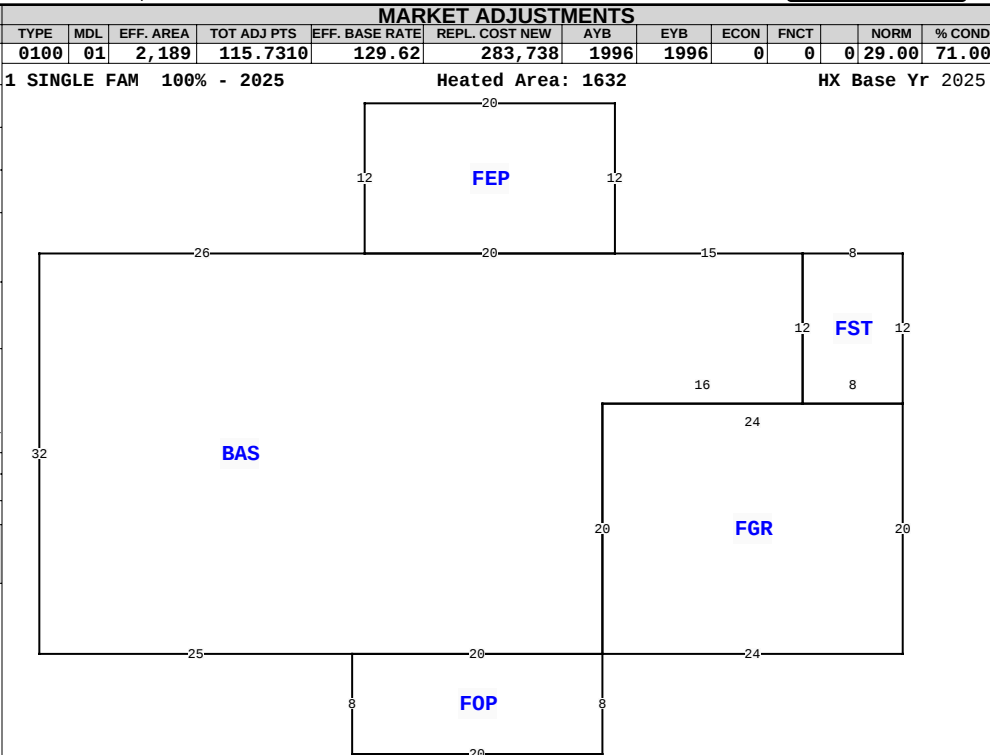
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	150,193
FEP	240	80		192	17,670
FGR	480	55		264	24,296
FOP	160	30		48	4,418
FST	96	55		53	4,878

TOTALS	2,608			2,189	201,454
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC, PAVMT	0 100	0	0	697.00	UT	2.00	2.00
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
4	0031	BARN, MT AE	0 100	18	20	360.00	UT	9.00	9.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.00

REVIEW DATE	02/13/2025	BY	TW
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943 SE ALFRED MARKHAM ST, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	697.00	UT	2.00	2.00	100	1996	1996	3	100	1,394	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
4	0031	BARN, MT AE	0 100	18	20	360.00	UT	9.00	9.00	100	2012	2012	3	100	3,240	

TOTAL OB/XF										6,934						
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00

Total Acres: 2.00	Total Land Value: 28,000	Market: 0	Agricultural: 0	Common: 28,000
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		201,454	
TOTAL MARKET OB/XF VALUE		6,934	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		236,388	
SOH/AGL Deduction		64,337	
ASSESSED VALUE		172,051	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		121,329	
TOTAL JUST VALUE		236,388	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,225	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051994	Electrical Servic	0	01/06/2025
11241	SFR	205	06/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/639	5/21/2024	WD	U	I	18	260,000
GRANTOR: THE SECRETARY OF VETR						
GRANTEE: CHRISTIE CHAD						
1504/2284	12/15/2023	WD	U	I	18	100
GRANTOR: NEWREZ LLC DBA SHELLP						
GRANTEE: THE SECRETARY OF VE						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS= W26 S32 E25 FOP= S8 E20N8 W20\$ E20 FGR= E24 N20 W24 S20\$ N20 E16 FST= E8 N12 W8 S12\$ N12 W15 FEP= N12 W20 S12E20\$ W20\$.						