W1/2 OF E1/2 OF SW1/4 OF SE1/4
LYING N OF A CO GRADED RD.
AKA LOT 22 OF AN UNR SURVEY.

CHAULK TONY A/CHAULK ALLISON
517 SE SETH NETTLES DR
LAKE CITY, FL 32025

2026

35-4S-17-09030-028

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

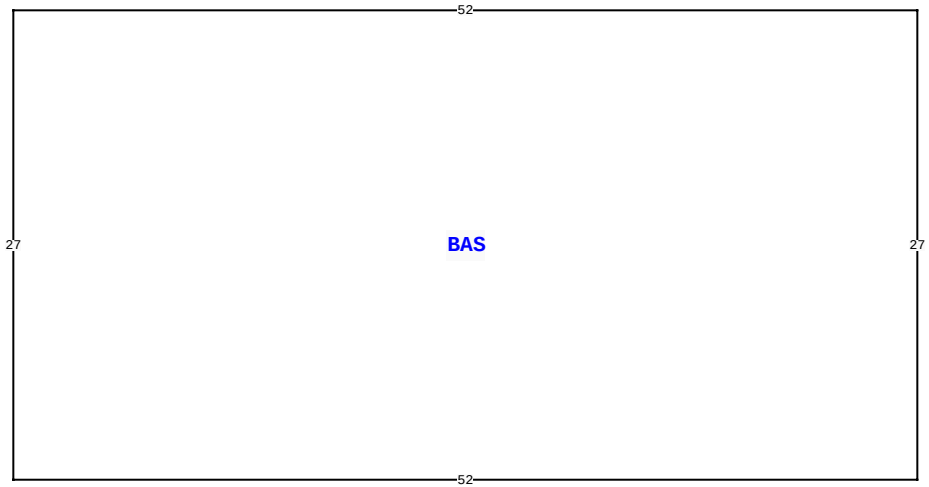
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 35417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	118,758
TOTALS	1,404			1,404	118,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	107.07	150,326	2016	2015	0	0	0	21.00	79.00

3 MANUF 1 100% - 2016 Heated Area: 1404 HX Base Yr 2016



517 SE SETH NETTLES DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,758
TOTAL MARKET OB/XF VALUE		21,911
TOTAL LAND VALUE - MARKET		49,760
TOTAL MARKET VALUE		190,429
SOH/AGL Deduction		59,674
ASSESSED VALUE		130,755
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,033
TOTAL JUST VALUE		190,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,938

BLDG:2:1: ARTLINE MH
XFOB:2:1: CONCORD MH
XFOB:1:1: ARTLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33556	M H	375	11/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1301/1600	9/22/2015	WD	Q	V	03	60,000
GRANTOR: CINDY L HOKANSSON (DI						
GRANTEE: TONY A & ALLISON CH						
1243/0186	10/11/2012	WD	U	I	12	45,000
GRANTOR: REO PROPERTIES TWO LP						
GRANTEE: CINDY L HOKANSSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	28	30	840.00	UT	2.10	2.10	100	0	0	3	100	1,764	
2	0020	BARN,FR	0	100	34	56	1,904.00	UT	4.80	4.80	100	0	0	3	100	9,139	
3	0070	CARPORT UF	0	0	56	12	672.00	UT	1.50	1.50	100	0	0	3	100	1,008	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 21,911

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	5.20	AC		1.00	1.00	1.00	8,000.00	8,000.00	41,600							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,160							

REVIEW DATE 07/14/2017 BY DF Total Acres: 6.22 Total Land Value: 49,760 Market: 0 Agricultural: 0 Common: 49,760 PRINTED 10/03/2025 BY SYS