COMM NW COR OF SW1/4 OF SE1/4, R
FOR POB, CONT E 146.96 FT, S 7 D
FT, W 147.04 FT TO E R/W OF A CO

WHITE JOHN S
305 SE SETH NETTLES DR
LAKE CITY, FL 32025

2026

35-4S-17-09030-076

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

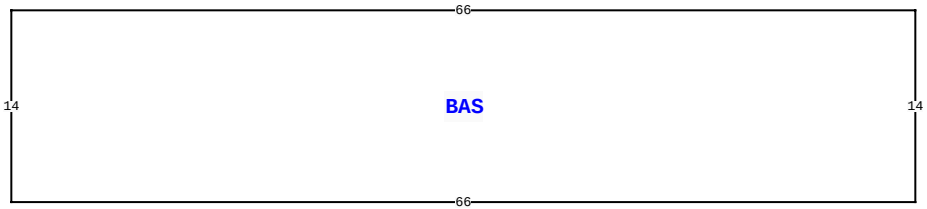
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	924	100		924	66,000
TOTALS	924			924	66,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	116.9000	109.89	101,538	2002	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2024 Heated Area: 924 HX Base Yr 2024



305 SE SETH NETTLES DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		66,000
TOTAL MARKET OB/XF VALUE		18,900
TOTAL LAND VALUE - MARKET		8,750
TOTAL MARKET VALUE		93,650
SOH/AGL Deduction		0
ASSESSED VALUE		93,650
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,928
TOTAL JUST VALUE		93,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049477	Storage Building	10,000	03/21/2024
20184	M H	125	11/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1543	7/24/2023	WD	U	I	35	110,000
GRANTOR: THOMAS MARK						
GRANTEE: WHITE JOHN S						
1439/1024	6/03/2021	LE	U	I	14	100
GRANTOR: THOMAS SYLVIA M						
GRANTEE: THOMAS MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	11,500.00	11,500.00	100	2025	2024		100	11,500	

LAND DESCRIPTION

TOTAL OB/XF 18,900

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	0.50	AC		1.00	1.00	1.25	14,000.00	17,500.00	8,750							

REVIEW DATE 06/14/2024 BY JB Total Acres: 0.50 Total Land Value: 8,750 Market: 0 Agricultural: 0 Common: 8,750 PRINTED 11/19/2025 BY SYS