LOT 1 HOPEFUL CIRCLE S/D.

905-2165,

WHITCOMB HAROLD F/WHITCOMB DARLA K
110 SE SETH NETTLES DRIVE
LAKE CITY, FL 32025

2026

35-4S-17-09030-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

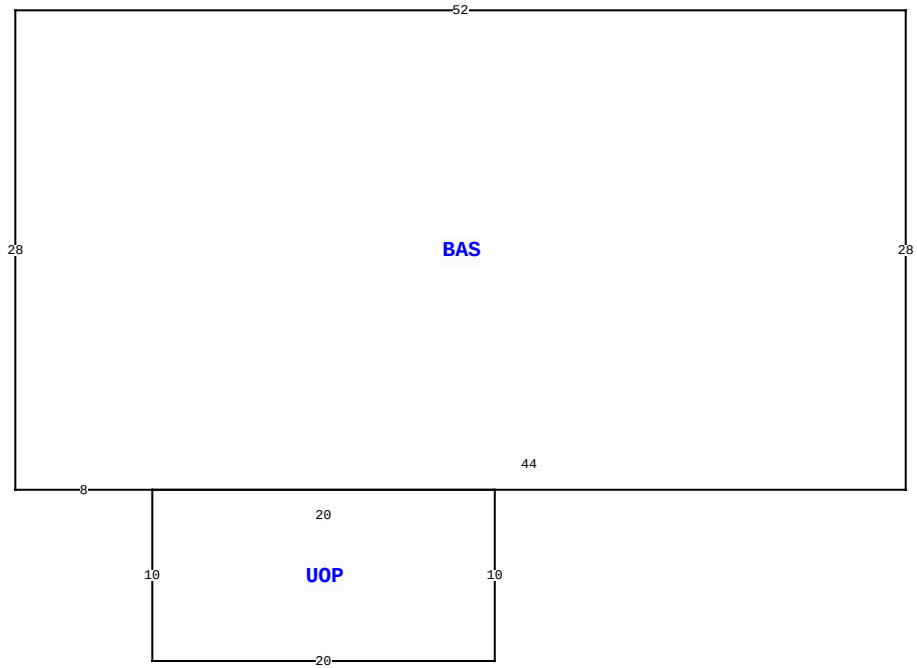
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	35417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	87,247
UOP	200	25		50	2,996
TOTALS	1,656			1,506	90,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,506	115.9000	108.95	164,079	1987	1987	0	0	0	45.00	55.00

1 MANUF 1 100% - 2001 Heated Area: 1456 HX Base Yr 2001



110 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		90,243
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		117,843
SOH/AGL Deduction		71,862
ASSESSED VALUE		45,981
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,981
TOTAL JUST VALUE		117,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,843

PRMT:2:1: D. ROYALS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17274	M H	125	08/02/2000
12328	M H	125	03/26/1997
10757	M H	125	02/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0905/2165	7/10/2000	WD	Q	V	03	16,000

GRANTOR: DICKS

GRANTEE: WHITCOMB

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E8 UOP= S10 E20N10 W20$ E44 N28$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	3,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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		RSF/MH	0.00	0.00	0.50	AC		1.00	1.00	1.50	20,000.00	30,000.00	15,000							

REVIEW DATE 07/17/2017 BY DF Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS