LOT 7 HOPEFUL CIRCLE S/D.

817-021, 899-1803, WD 1148-1570,

HOWARD BRIDGETT RALENE SULLIVAN
196 SE SETH NETTLES DR
LAKE CITY, FL 32025

2026

35-4S-17-09030-107

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

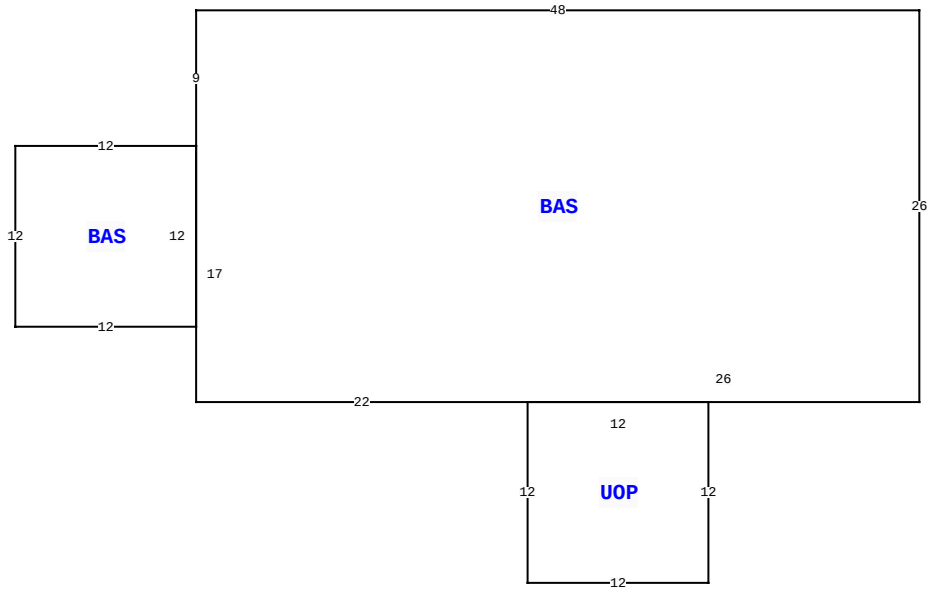
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	4,075
BAS	1,248	100		1,248	35,314
UOP	144	25		36	1,019
TOTALS	1,536			1,428	40,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,428	117.9000	70.74	101,017	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1392 HX Base Yr 2015



196 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		40,407
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		52,600
TOTAL MARKET VALUE		100,007
SOH/AGL Deduction		31,007
ASSESSED VALUE		69,000
TOTAL EXEMPTION VALUE	HX HB	44,000
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7842	M H	100	11/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/1510	2/13/2014	WD	U	I	37	75,000
GRANTOR: DMAC OF LAKE CITY INC						
GRANTEE: BRIDGETT RALENE SUL						
1247/2313	12/31/2012	QC	U	I	11	75,400
GRANTOR: ASHLEY M BIXLER						
GRANTEE: DMAC OF LAKE CITY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S9 BAS= W12 S12 E12 N12$ S17 E22 UOP= S12 E12 N12 W12$ E26 N26$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	2.63	AC		1.00	1.00	1.00	20,000.00	20,000.00	52,600							

REVIEW DATE 07/14/2017 BY DF Total Acres: 2.63 Total Land Value: 52,600 Market: 0 Agricultural: 0 Common: 52,600 PRINTED 11/18/2025 BY SYS