LOT 8 HOPEFUL CIRCLE S/D.
779-937, PB 942-2270, PB 1106-26

GLOVER PERRY AVON/GLOVER JENNIFER MAYNELL DYE
400 SE SETH NETTLES DR
LAKE CITY, FL

2026

35-4S-17-09030-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

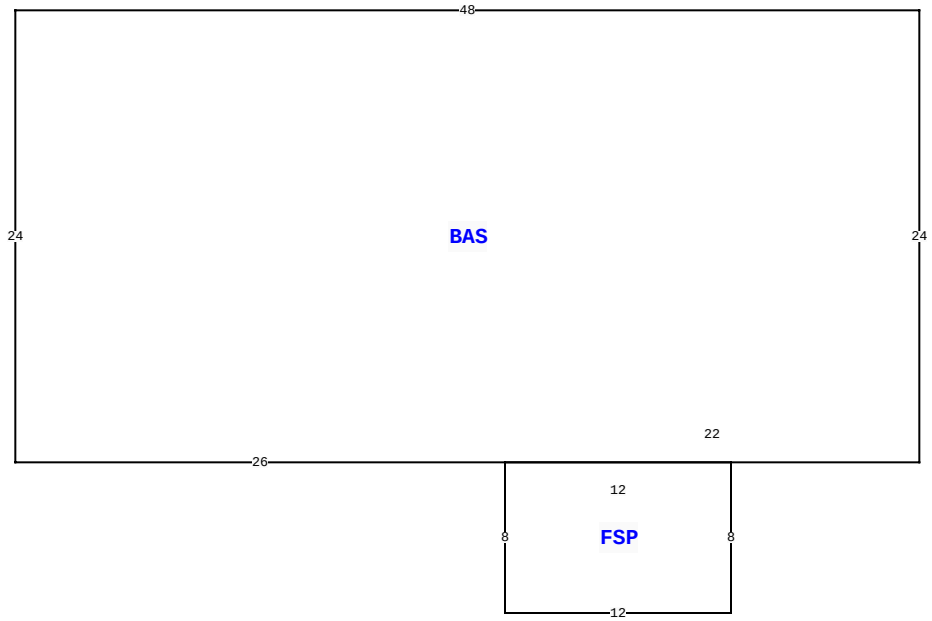
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,152	100		1,152	32,320
FSP	96	40		38	1,066
TOTALS	1,248			1,190	33,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,190	116.9000	70.14	83,467	1992	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1152 HX Base Yr 2018



400 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		33,387
TOTAL MARKET OB/XF VALUE		7,900
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		61,287
SOH/AGL Deduction		12,460
ASSESSED VALUE		48,827
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,827
TOTAL JUST VALUE		61,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,716

XFOB:1:1: CHAP MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053415	Roof Replacement	6,700	06/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1333/1017	3/22/2017	WD	Q	I	01	50,000
GRANTOR: KEVIN & PHYLLIS PARLA						
GRANTEE: PERRY A & JENNIFER						
1121/1611	5/11/2007	WD	Q	I		60,000
GRANTOR: KAY D MANDRELL, PATRI						
GRANTEE: KEVIN & PHYLLIS PAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E26 FSP= S8 E12N8 W12$ E22 N24$.

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	2016	2016	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	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 7,900

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		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 10/24/2025 BY chuck Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/18/2025 BY SYS