NW1/4 OF NW1/4 EX A TRIANGULAR S
IN NW COR CONTAINING 0.04 AC. &
THE NW COR OF ABOVE DESC PRCL.

NETTLES ANDREW/NETTLES CAROLINE
228 NW RANCH CT
LAKE CITY, FL 32055

2026

01-4S-15-00320-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	06/02/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	208,500
TOTAL MARKET VALUE	15,464
SOH/AGL Deduction	0
ASSESSED VALUE	15,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,464
TOTAL JUST VALUE	208,500
NCON VALUE	379,209
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1472/889	5/31/2022	WD	U	V	11	100
GRANTOR: NETTLES ANDREW						
GRANTEE: NETTLES ANDREW						
1431/1164	2/26/2021	WD	Q	V	01	120,000
GRANTOR: BLANTON GERALD ARNOLD						
GRANTEE: NETTLES ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	34.75	AC		1.00	1.00	1.00	445.00	445.00	15,464							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.75	AC		1.00	1.00	1.00	6,000.00	6,000.00	208,500							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 34.75 Total Land Value: 15,464 Market: 208,500 Agricultural: 15,464 Common: 0 PRINTED 06/08/2026 BY SYS