COMM NE COR OF NE1/4 OF NW1/4, W
NE COR OF NW1/4 OF NW1/4, CONT W
POB, S 436.67 FT, W 534.65 FT TO

NETTLES ANDREW/NETTLES CAROLINE
354 SW NETTLES GLN
LAKE CITY, FL 32024

2027

01-4S-15-00320-009

BUILDING CHARACTERISTICS

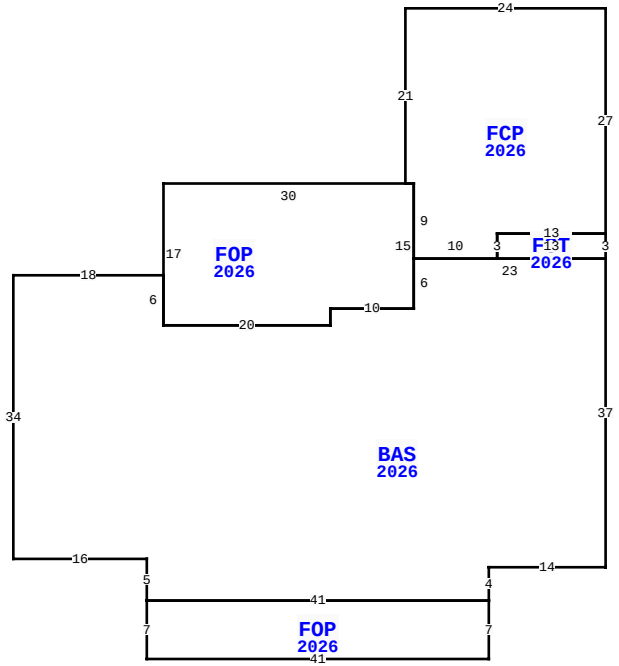
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
BAS	2,519	100	2026	2,519	301,021
FCP	672	25	2026	168	20,076
FOP	287	30	2026	86	10,277
FOP	490	30	2026	147	17,567
FST	39	55	2026	21	2,510
TOTALS	4,007			2,941	351,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,941	108.6400	119.50	351,450	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2519 HX Base Yr 2026



354 SW NETTLES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	06/02/2022 SPF

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,200.00	UT	3.00	3.00	100	2026	2025		100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		351,450
TOTAL MARKET OB/XF VALUE		4,800
TOTAL LAND VALUE - MARKET		28,655
TOTAL MARKET VALUE		362,981
SOH/AGL Deduction		0
ASSESSED VALUE		362,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		311,570
TOTAL JUST VALUE		384,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050268	New Residential C	480,570	04/21/2025
000049757	Right-of-Way Acce		05/08/2024

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

BAS=[YR=2026;ORIG=0,-19] W23 S6 W10 S2 W20 N6 W18 S34 E16 S5 E41 N4 E14 N37 $
FCP=[YR=2026;ORIG=0,-49] W24 S21 E1 S9 E10 N3 E13 N27 $
FOP=[YR=2026;ORIG=-23,-28] W30 S17 E20 N2 E10 N15 $
FOP=[YR=2026;ORIG=-55,22] E41 S7 W41 N7 $
FST=[YR=2026;ORIG=-13,-22] E13 S3 W13 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	0100	C	SFR	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,555							
2	6200	A	PASTURE 3	100					4.20	AC		1.00	1.00	1.00	280.00	280.00	1,176							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.20	AC		1.00	1.00	1.00	5,500.00	5,500.00	23,100							

REVIEW DATE 04/15/2026 BY robin Total Acres: 5.21 Total Land Value: 6,731 Market: 23,100 Agricultural: 1,176 Common: 5,555 PRINTED 11/17/2026 BY SYS