

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

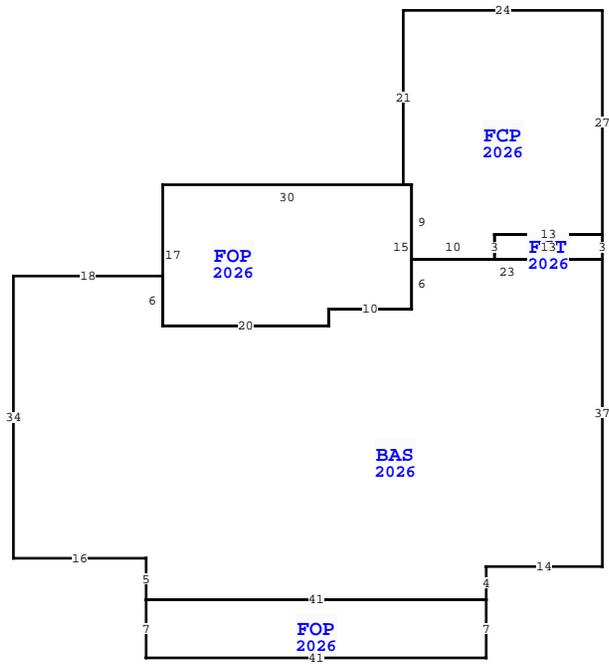
NETTLES ANDREW/NETTLES CAROLINE  
354 SW NETTLES GLN  
LAKE CITY, FL 32024

**2026**

01-4S-15-00320-009  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,519	100	2026
FCP	672	25	2026
FOP	287	30	2026
FOP	490	30	2026
FST	39	55	2026
TOTALS	4,007		

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	123.85	364,243	2025	2025	0	0	0.00	100.00
1 SINGLE FAM 100% - 2026 Heated Area: 2519 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		364,243	
TOTAL MARKET OB/XF VALUE		4,800	
TOTAL LAND VALUE - MARKET		28,655	
TOTAL MARKET VALUE		375,774	
SOH/AGL Deduction		0	
ASSESSED VALUE		375,774	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		324,363	
TOTAL JUST VALUE		397,698	
NCON VALUE		369,043	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		28,655	

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2026
2	0166	CONC, PAVMT	0	100	0	1,200.00	UT	3.00	3.00	100	2026

TOTAL OB/XF												4,800	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/16/2023	MLU	06/02/2022	SPF				

BUILDING NOTES											
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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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							