

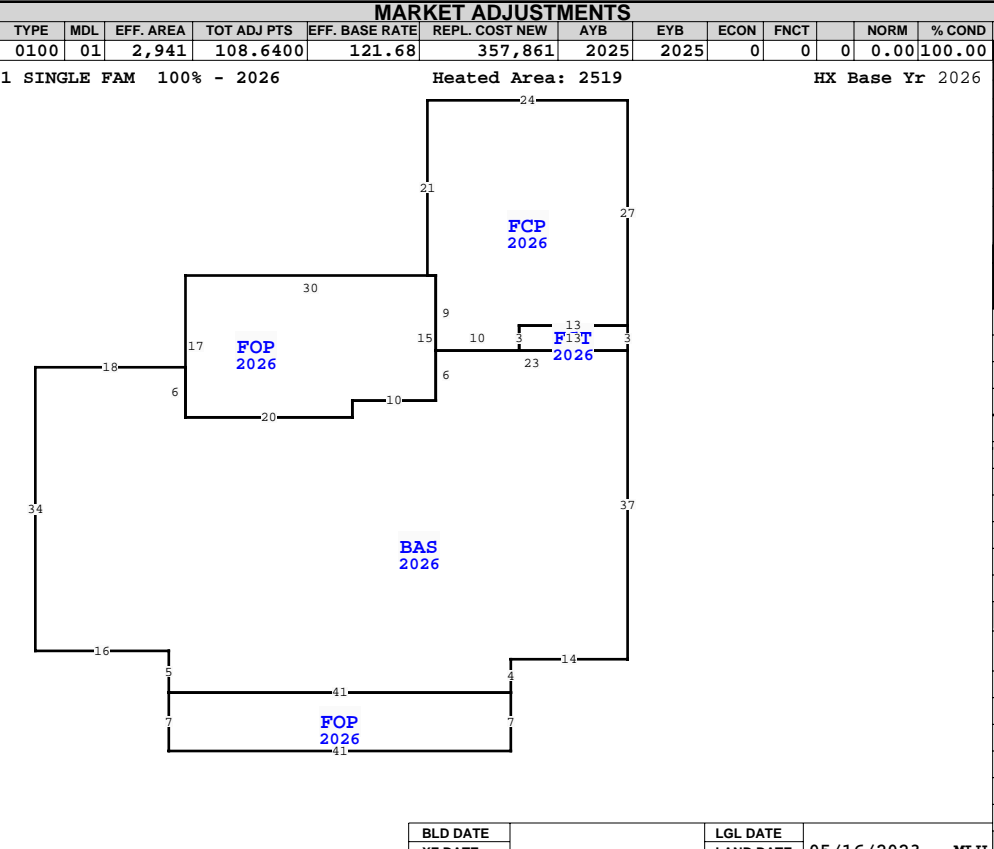
COMM NE COR OF NE1/4 OF NW1/4, W
NE COR OF NW1/4 OF NW1/4, CONT W
POB, S 436.67 FT, W 534.65 FT TO

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

2026

01-4S-15-00320-009
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ELEMENT		CD	CONSTRUCTION		
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/VNLPK	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,519	100	2026	2,519	306,512
FCP	672	25	2026	168	20,442
FOP	287	30	2026	86	10,464
FOP	490	30	2026	147	17,887
FST	39	55	2026	21	2,555
TOTALS	4,007			2,941	357,861



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		357,861	
TOTAL MARKET OB/XF VALUE		4,800	
TOTAL LAND VALUE - MARKET		28,655	
TOTAL MARKET VALUE		369,392	
SOH/AGL Deduction		0	
ASSESSED VALUE		369,392	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		317,981	
TOTAL JUST VALUE		391,316	
NCON VALUE		362,661	
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						

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 \$	

L N	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	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
2	0166	CONC,PAVMT	0	100	0	1,200.00	UT	3.00	3.00	100	2026	2025		100	3,600	

LAND DESCRIPTION		TOTAL OB/XF														4,800								
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							