COMM SW COR OF NW1/4, RUN E
69.25 FT TO E R/W OF CR-245,
RUN N ALONG R/W 311 FT, RUN E

TUTTLE MARK WILLIAM/TUTTLE JANET KING
257 SE NIGHTSCAPE GLN
LAKE CITY, FL 32025

2027

11-4S-17-08316-002

BUILDING CHARACTERISTICS

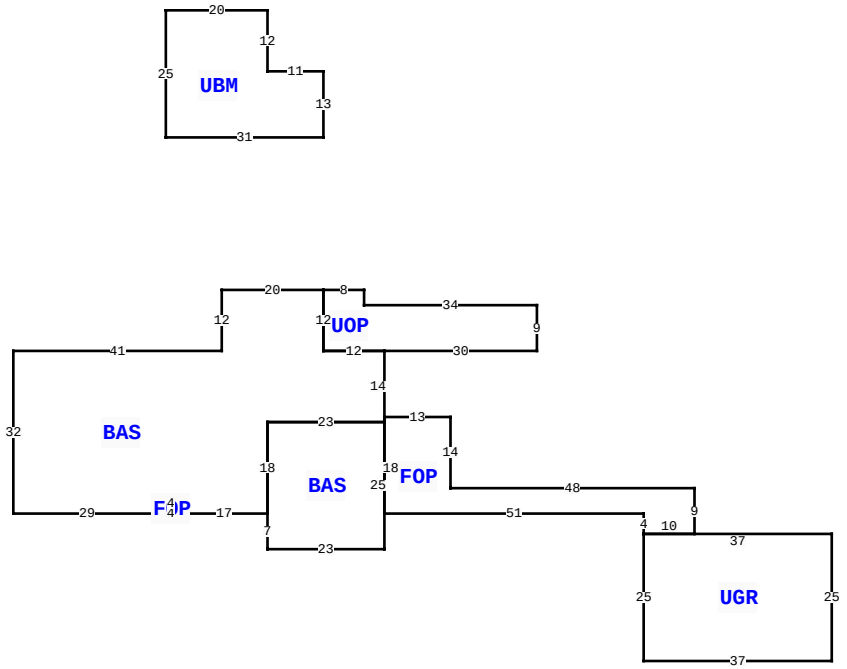
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	575	100		575	44,663
BAS	2,154	100		2,154	167,312
FOP	8	30		2	155
FOP	527	30		158	12,273
UBM	643	20		129	10,020
UGR	925	45		416	32,313
UOP	402	20		80	6,214
TOTALS	5,234			3,514	272,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,514	108.6400	119.50	419,923	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 2729 HX Base Yr 2004



257 SE NIGHTSCAPE GLN, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	272,950
TOTAL MARKET OB/XF VALUE	18,236
TOTAL LAND VALUE - MARKET	58,750
TOTAL MARKET VALUE	349,936
SOH/AGL Deduction	148,894
ASSESSED VALUE	201,042
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	149,631
TOTAL JUST VALUE	349,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0999/2009	11/10/2003	PR	Q	I	01	100
GRANTOR: MARION B CHASTEEN BY						
GRANTEE: MARK WILLIAM & JANE						
0999/2005	11/10/2003	WD	Q	I		200,000
GRANTOR: ROBERT T & IRMGARD E						
GRANTEE: MARK WILLIAM & JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S12 W41 S32 E29 FOP= E4 N2 W4 S2$ N2 E4 S2 E17 BAS= S7 E23 N25 W23 S18 $ N18 E23 FOP= S18 E51 S4 UGR= S25 E37 N25 W37$ E10 N9 W48 N14 W13 S1$ N14 UOP= E30 N9 W34 N3 W8 S12 E12$ W12 N12$PTR= N30 UBM= N13 W11 N12 W20S25 E31$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,236

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	3.76	AC		1.00	1.00	1.25	12,500.00	15,625.00	58,750							

REVIEW DATE 04/12/2017 BY DF Total Acres: 3.76 Total Land Value: 58,750 Market: 0 Agricultural: 0 Common: 58,750 PRINTED 11/17/2026 BY SYS