THE S 19 AC OF NE1/4 OF SE1/4 EX
820-2363, WD 1067-1548,

NETTLES WILLIAM J/NETTLES PENNIE M
1323 SE MYRTIS RD
LAKE CITY, FL 32025

2027

11-5S-17-09213-001

BUILDING CHARACTERISTICS

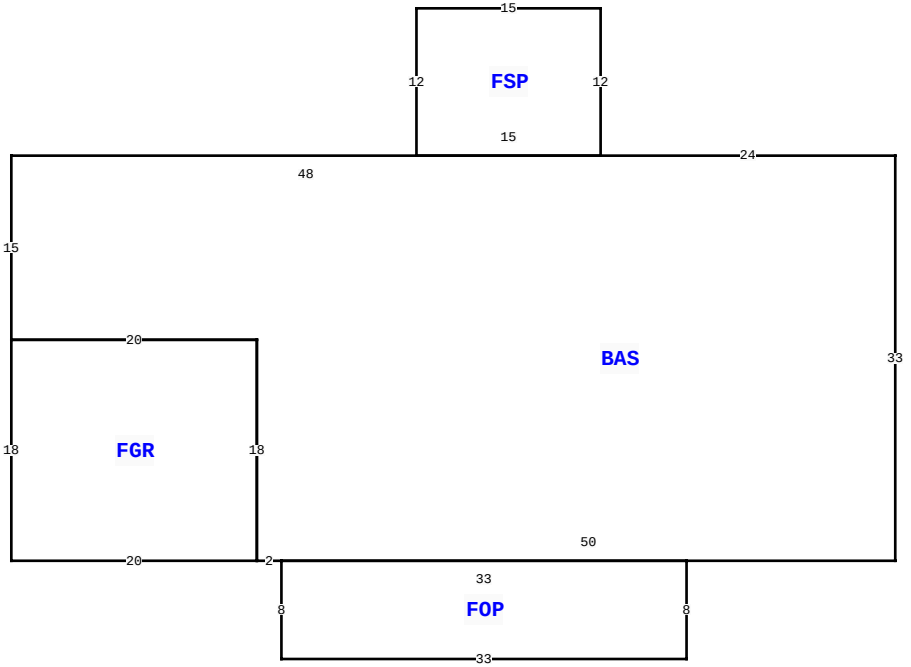
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100		2,016	162,188
FGR	360	55		198	15,929
FOP	264	30		79	6,356
FSP	180	40		72	5,792
TOTALS	2,820			2,365	190,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	112.5200	123.77	292,716	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2016 HX Base Yr 2007



1275 SE MYRTIS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	20	24	480.00	UT	3.87	3.87	100	0	0	3	100	1,858	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0060	CARPORT F	0	100	24	29	696.00	UT	1.12	1.12	100	2017	2017	3	100	780	
7	0166	CONC,PAVMT	0	100	0	0	252.00	UT	1.50	1.50	100	1997	1997	3	100	378	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
9	0031	BARN,MT AE	0	100	50	100	5,000.00	UT	12.00	12.00	100	1997	1997	3	100	60,000	
10	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 83,152

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	280.00	280.00	3,640							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	117,000							

REVIEW DATE 08/02/2017 BY BC Total Acres: 14.00 Total Land Value: 12,640 Market: 117,000 Agricultural: 3,640 Common: 9,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,265
TOTAL MARKET OB/XF VALUE		88,152
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		291,057
SOH/AGL Deduction		94,854
ASSESSED VALUE		196,203
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,792
TOTAL JUST VALUE		404,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11914	STORAGE	300	12/02/1996
8808	M H	125	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/1548	12/06/2005	WD	Q	I		375,000
GRANTOR: DODDS						
GRANTEE: NETTLES						
0820/2363	4/22/1996	WD	Q	I		149,900
GRANTOR: CLIFFORD & CYNTHIA KI						
GRANTEE: LESTER & JUDY DODDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W15 S12 E15$ W48 S15 FGR= S18 E20 N18W20$
E20 S18 E2 FOP= S8 E33 N8 W33$ E50 N33 $.

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MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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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
11	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	5,000	

TOTAL OB/XF 5,000

LAND DESCRIPTION

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

REVIEW DATE 08/02/2017 BY BC — Total Acres: 14.00 — Total Land Value: 12,640 — Market: 117,000 — Agricultural: 3,640 — Common: 9,000 — PRINTED 11/17/2026 BY SYS