



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	700	100	
TOTALS	700		6,800

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND												
1	MOBILE HME	0%	- 2022		33,999	1970	1970	0	0	30	60.00	20.00												
				Heated Area:	700		HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/16/2023</td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/16/2023		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/16/2023																					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		37,822	
TOTAL MARKET OB/XF VALUE		26,800	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		91,742	
SOH/AGL Deduction		4,379	
ASSESSED VALUE		87,363	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		87,363	
TOTAL JUST VALUE		464,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,823	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049786	Electrical Servic	0	05/13/2024
000047464	Electrical Servic	0	06/14/2023
37220	M H	415	09/14/2018
12399	M H	125	04/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/83	5/03/2021	PB U		I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: NETTLES WILLIAM JOS

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00
3	0020	BARN,FR	0	0	0	0	1.00	UT	800.00	800.00
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00
8	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00
9	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00
10	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00

TOTALS												
180 SW WESSON CT, LAKE CITY												
TOTAL OB/XF												
20,300												
BLD DATE		LGL DATE	05/16/2023	MLU								
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W50 S14 E50 N14\$.									

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	280.00	280.00	22,120							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	395,000							

