N1/2 OF SE1/4.

365-829, DC 1405-2260, PB 1428-1

NETTLES WILLIAM JOSEPH/OSBURN BARBARA GAIL NETTLES
1323 SE MYRTIS RD
LAKE CITY, FL 32025

2027

12-5S-16-03596-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	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

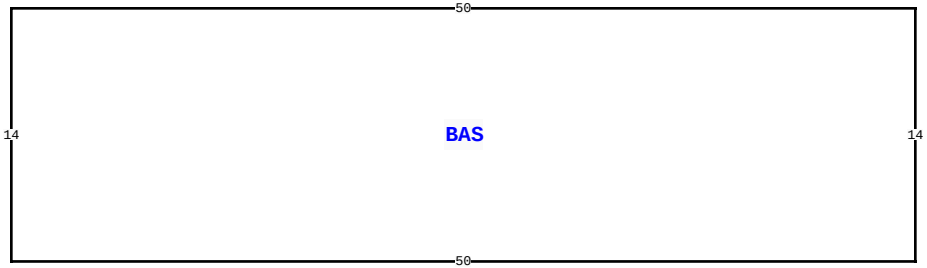
NEIGHBORHOOD/LOC 12516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	6,476
TOTALS	700			700	6,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	700	77.1000	46.26	32,382	1970	1970	0	0	30	60.00	20.00

1 MOBILE HME 0% - 2022 Heated Area: 700 HX Base Yr



180 SW WESSON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,023
TOTAL MARKET OB/XF VALUE	26,800
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	89,943
SOH/AGL Deduction	0
ASSESSED VALUE	89,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,943
TOTAL JUST VALUE	462,823
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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S14 E50 N14$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0020	BARN,FR	0	0	0	0	1.00	UT	800.00	800.00	50	0	0	3	50	400	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
9	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
10	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF 20,300

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
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							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 80.00 Total Land Value: 27,120 Market: 395,000 Agricultural: 22,120 Common: 5,000 PRINTED 11/17/2026 BY SYS

N1/2 OF SE1/4.

365-829, DC 1405-2260, PB 1428-1

NETTLES WILLIAM JOSEPH/OSBURN BARBARA GAIL NETTLES
1323 SE MYRTIS RD
LAKE CITY, FL 32025

2027

12-5S-16-03596-000

BUILDING CHARACTERISTICS

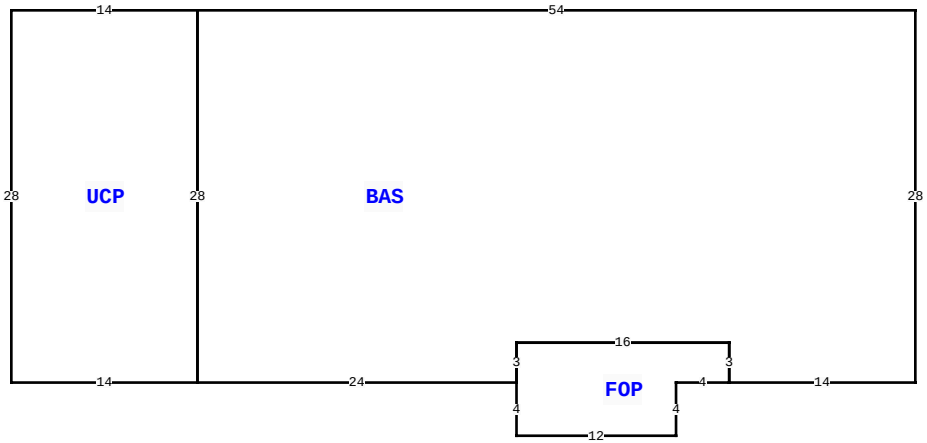
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100		1,464	27,447
FOP	96	35		34	638
UCP	392	20		78	1,462
TOTALS	1,952			1,576	29,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,576	78.1150	46.87	73,867	1985	1985	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2022 Heated Area: 1464 HX Base Yr



180 SW WESSON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 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
11	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
12	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,600	
13	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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ASSESSED VALUE	89,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,943
TOTAL JUST VALUE	462,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	462,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 UCP= W14 S28 E14 N28$ S28 E24 FOP= S4 E12 N4 E4 N3 W16 S3$ N3 E16 S3 E14 N28$.

LAND DESCRIPTION

TOTAL OB/XF 6,500

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 12/02/2024 BY SYS Total Acres: 80.00 Total Land Value: 27,120 Market: 395,000 Agricultural: 22,120 Common: 5,000 PRINTED 11/17/2026 BY SYS