

COMM SE COR OF SEC, RUN W 1355.5
N 62.72 FT, W 35 FT FOR POB, RUN
FT, W 1302.73 FT TO E R/W OF SR-

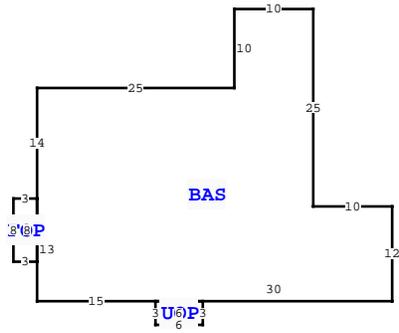
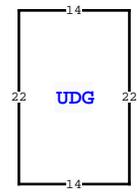
NETTLES WINFORD R
P O BOX 37874
JACKSONVILLE, FL 32236

2026

18-4S-17-08471-000
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	02	WALL BD/WD	100			
Interior Floo	09	PINE WOOD	90			
Interior Floo	08	SHT VINYL	10			
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				06
NEIGHBORHOOD/LOC	18417.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,165	100		1,165	69,243	
FOP	24	30		7	416	
UDG	308	55		169	10,044	
UOP	18	20		4	238	
TOTALS	1,515			1,345	79,942	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,345	81.6400	91.44	122,987	1944	1944	0	0	35.00	65.00
1 SINGLE FAM 0% - 0										Heated Area: 1165	HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			79,942
TOTAL MARKET OB/XF VALUE			2,680
TOTAL LAND VALUE - MARKET			149,100
TOTAL MARKET VALUE			108,367
SOH/AGL Deduction			0
ASSESSED VALUE			108,367
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			108,367
TOTAL JUST VALUE			231,722
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045786	Roof Replacement	11,700	10/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1018	2/02/2024	LE U	I	14		100

GRANTOR: NETTLES WINFORD (ENH)
GRANTEE: NETTLES ASHLEY NICO

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 S14 FOP= W3 S8 E3 N8\$ S13 E15 UOP= S3 E6 N3 W6\$ E30 N12 W10 N25 W10 S10 \$ PTR=N30 UDG= N22 W14 S22 E14\$ S30\$.	

EXTRA FEATURES																	
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	0030	BARN,MT	0	0	20	60	1.00	UT	0.00	0.00	100	0	0	3	100	2,180	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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	0100	C	SFR	0		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	20,000							
2	5500	A	TIMBER 2	0		RSF-1	0.00	0.00	12.91	AC		1.00	1.00	1.00	445.00	445.00	5,745							
3	9910	M	MKT.VAL.AG	0		RSF-1	0.00	0.00	12.91	AC		1.00	1.00	0.50	20,000.00	10,000.00	129,100							