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

NETTLES WINFORD R
P O BOX 37874
JACKSONVILLE, FL 32236

2027

18-4S-17-08471-000

BUILDING CHARACTERISTICS

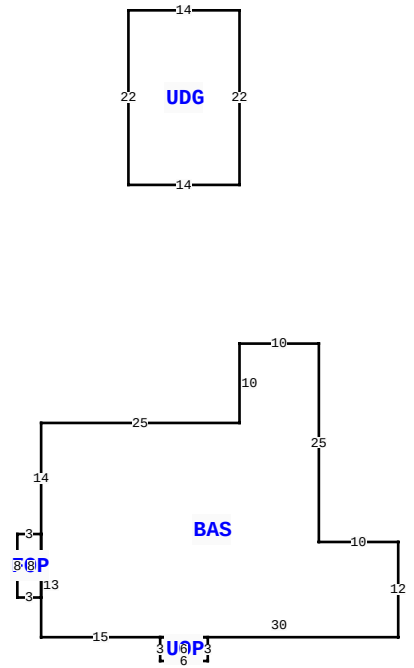
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	68,001
FOP	24	30		7	409
UDG	308	55		169	9,864
UOP	18	20		4	233
TOTALS	1,515			1,345	78,508

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	89.80	120,781	1944	1944	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1165 HX Base Yr



2577 SW STATE ROAD 47 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	78,508
TOTAL MARKET OB/XF VALUE	2,680
TOTAL LAND VALUE - MARKET	149,100
TOTAL MARKET VALUE	106,933
SOH/AGL Deduction	0
ASSESSED VALUE	106,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,933
TOTAL JUST VALUE	230,288
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

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

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	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 2,680

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	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							

REVIEW DATE 12/21/2022 BY JS Total Acres: 14.91 Total Land Value: 25,745 Market: 129,100 Agricultural: 5,745 Common: 20,000 PRINTED 11/16/2026 BY SYS