COMM AT THE SW COR OF SE1/4 OF N
THE NE1/4, N 118.23 FT FOR POB,
41 DEG E 119.30 FT, E 73.79 FT T

NETTLES JOHN M/NETTLES JOY M
495 NW YATES LOOP
LAKE CITY, FL 32055

2027

21-3S-16-02215-029

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

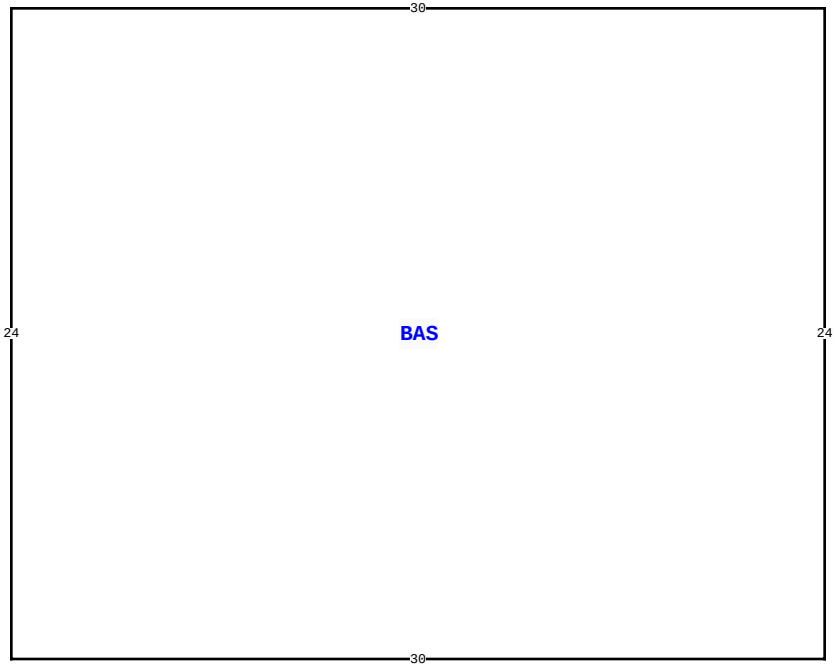
NEIGHBORHOOD/LOC 21316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	55,750
TOTALS	720			720	55,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	106.6572	117.32	84,470	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2020 Heated Area: 720 HX Base Yr 2020



495 NW YATES LOOP, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/16/2026 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,200	
3	0130	CLFENCE 5	0	100	0	0	870.00	UT	3.00	3.00	100	2001	2001	3	100	2,610	
4	0210	GARAGE U	0	100	23	24	552.00	UT	5.50	5.50	100	2001	2001	3	100	3,036	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		55,750
TOTAL MARKET OB/XF VALUE		6,976
TOTAL LAND VALUE - MARKET		16,160
TOTAL MARKET VALUE		78,886
SOH/AGL Deduction		19,990
ASSESSED VALUE		58,896
TOTAL EXEMPTION VALUE	HX HB	33,896
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		78,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051809	Right-of-Way Acce		12/12/2024
16147	REMODEL	125	10/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2603	8/31/2025	QC	U	I	11	100
GRANTOR: NETTLES JOHN M						
GRANTEE: NETTLES JOHN M						
1164/2746	12/23/2008	QC	Q	I	01	100
GRANTOR: JOHN M & JOY NETTLES						
GRANTEE: JOHN M & JOY M NETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S24 E30 N24$.

LAND DESCRIPTION

TOTAL OB/XF 6,976

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	1.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,160							

REVIEW DATE 02/09/2023 BY KS Total Acres: 1.01 Total Land Value: 16,160 Market: 0 Agricultural: 0 Common: 16,160 PRINTED 11/17/2026 BY SYS