COMM NW COR OF SEC, RUN SE 1498.
CONT SE 374.71 FT, S 987.61 FT,
988.81 FT TO POB. (AKA LOT 3 LAK

POTTLE CHRIS B LIVING TRUST A REVOCABLE LIVING TRU
PO BOX 3477
LAKE CITY, FL 32056

2027

26-3S-16-02306-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

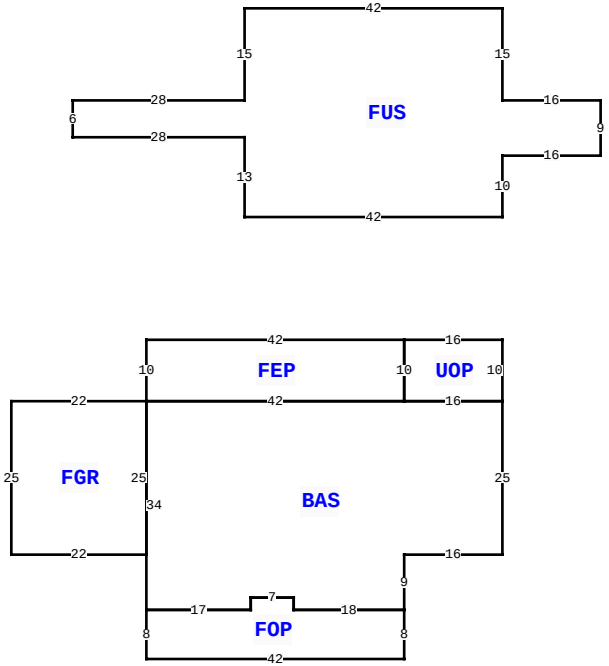
NEIGHBORHOOD/LOC 26316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,814	100		1,814	152,859
FEP	420	80		336	28,313
FGR	550	55		302	25,448
FOP	350	30		105	8,848
FUS	1,740	100		1,740	146,623
UOP	160	20		32	2,696
TOTALS	5,034			4,329	364,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,329	117.8506	129.64	561,212	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3554 HX Base Yr



1160 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0260	PAVEMENT-A	0	100	10	760	7,600.00	UT	1.10	1.10	100	1993	1993	3	100	8,360	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,120	
3	0080	DECKING	0	100	6	285	1,710.00	UT	5.00	5.00	100	1993	1993	3	100	8,550	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		364,788
TOTAL MARKET OB/XF VALUE		20,030
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		609,818
SOH/AGL Deduction		289,614
ASSESSED VALUE		320,204
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		268,793
TOTAL JUST VALUE		609,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044970	Roof Replacement	23,000	07/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/291	4/23/2024	WD	U	I	11	0
GRANTOR: POTTLE CHRIS B						
GRANTEE: POTTLE CHRISTOPHER						
0498/0003	9/01/1982	WD	Q	V		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W16 S10 E16$ BAS= W16 FEP= N10 W42 S10 E42$ W42 FGR= W22 S25 E22 N25$ S34 FOP= S8 E42 N8 W18 N2 W7 S2 W17$ E17 N2 E7 S2 E18 N9 E16 N25$ PTR= N30 FUS= N10 E16 N9 W16 N15 W42 S15 W28 S6 E28 S13 E42$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 20,030

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	0133	C	SFR LAKE	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/23/2023 BY JB Total Acres: 8.30 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 11/17/2026 BY SYS