BEG NE COR OF SE 1/4 OF NE 1/4,
FT, S 420 FT, E 630 FT, N 420 FT

NETTLES JOHN J/NETTLES DEBRA SUE
5354 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

26-4S-17-08740-000

BUILDING CHARACTERISTICS

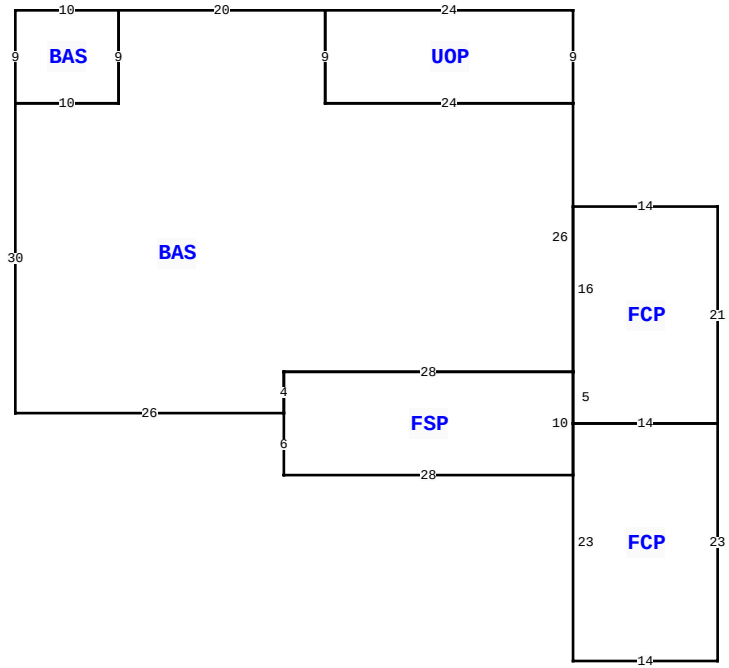
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 02
NEIGHBORHOOD/LOC	26417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	6,972
BAS	1,688	100		1,688	130,764
FCP	294	25		74	5,732
FCP	322	25		80	6,197
FSP	280	40		112	8,676
UOP	216	20		43	3,331
TOTALS	2,890			2,087	161,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,087	104.5440	119.18	248,729	1949	1949	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1778 HX Base Yr 2007



5354 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,674
TOTAL MARKET OB/XF VALUE		2,850
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		176,924
SOH/AGL Deduction		81,908
ASSESSED VALUE		95,016
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,605
TOTAL JUST VALUE		220,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,689

SALE:2:1: 14.50 ACRES WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0983/2762	5/07/2003	CT	Q	I	01	45,000
GRANTOR: CLERK OF COURT (CREW						
GRANTEE: JOHN J & DEBRA S NE						
0784/1083	12/01/1993	AG	U	I	13	62,500
GRANTOR: JOHN J NETTLES						
GRANTEE: RONNY CREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= W10 S9 E10 N9$ S9 W10 S30 E26 FSP= S6 E28 N10 W28 S4$ N4 E28 FCP= S5 FCP= S23 E14N23 W14$ E14 N21 W14 S16$N26 UOP= N9 W24 S9 E24$ W24 N9$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
6	0081	DECKING WI	0	100	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,850

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 07/20/2022 BY JB Total Acres: 6.00 Total Land Value: 12,400 Market: 45,000 Agricultural: 1,400 Common: 11,000 PRINTED 05/08/2026 BY SYS