

BEG SW COR OF NE1/4, N 742.50 FT
TO W R/W CR-245, S ALONG R/W 742
2628.95 FT TO POB, EX 8.55 AC DE

NETTLES RODNEY R/NETTLES MARY ANN
298 SE SEABOLT GLN
LAKE CITY, FL 32025

2026

26-4S-17-08740-005
PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100 0 100
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
BAS	1,800	100	
TOTALS	1,800		1,800 127,928

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	1,800	113.9000	109.34	196,812	2010	2010	0	0	35.00	65.00														
1 MANUF 1 100% - 2019 Heated Area: 1800 HX Base Yr 2019																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/07/2026		MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			127,928
TOTAL MARKET OB/XF VALUE			8,540
TOTAL LAND VALUE - MARKET			207,620
TOTAL MARKET VALUE			155,133
SOH/AGL Deduction			64,308
ASSESSED VALUE			90,825
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			39,414
TOTAL JUST VALUE			344,088
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,404
PERMIT NUM DESCRIPTION AMT ISSUED			
29792	M H	607	12/05/2011
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1484/1139	2/09/2023	LE U	I 14 100
GRANTOR: NETTLES RODNEY R			
GRANTEE: NETTLES JOHN WILLIA			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W60 S30 E60 N30\$.			

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	0040	BARN, POLE	0	100	24	38		912.00	UT 2.50	50	2012	2012	3	50	1,140	
2	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

TOTAL OB/XF														8,540
298 SE SEABOLDT GLN, LAKE CITY														

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.16	AC		1.00	1.00	1.00	7,000.00	7,000.00	8,120							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	28.50	AC		1.00	1.00	1.00	370.00	370.00	10,545							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	28.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	199,500							