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

2027

26-4S-17-08740-005

BUILDING CHARACTERISTICS

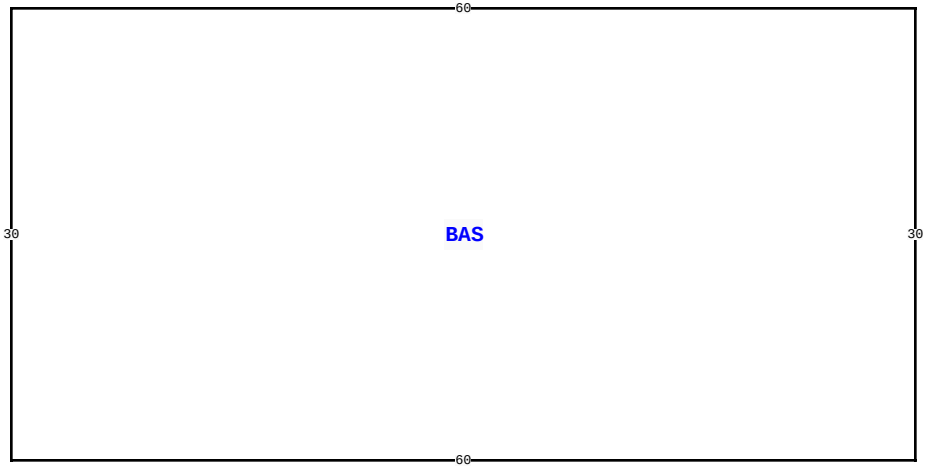
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	123,938
TOTALS	1,800			1,800	123,938

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	105.93	190,674	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2019 Heated Area: 1800 HX Base Yr 2019



298 SE SEABOLDT GLN, LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/07/2026 MLU
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	0040	BARN,POLE	0	100	24	38	912.00	UT	2.50	2.50	50	2012	2012	3	50	1,140	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,938
TOTAL MARKET OB/XF VALUE		8,540
TOTAL LAND VALUE - MARKET		207,620
TOTAL MARKET VALUE		151,143
SOH/AGL Deduction		57,910
ASSESSED VALUE		93,233
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,822
TOTAL JUST VALUE		340,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29792	M H	607	12/05/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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$.

LAND DESCRIPTION

TOTAL OB/XF 8,540

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	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							

REVIEW DATE 06/22/2017 BY BC Total Acres: 29.66 Total Land Value: 18,665 Market: 199,500 Agricultural: 10,545 Common: 8,120 PRINTED 11/17/2026 BY SYS