

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

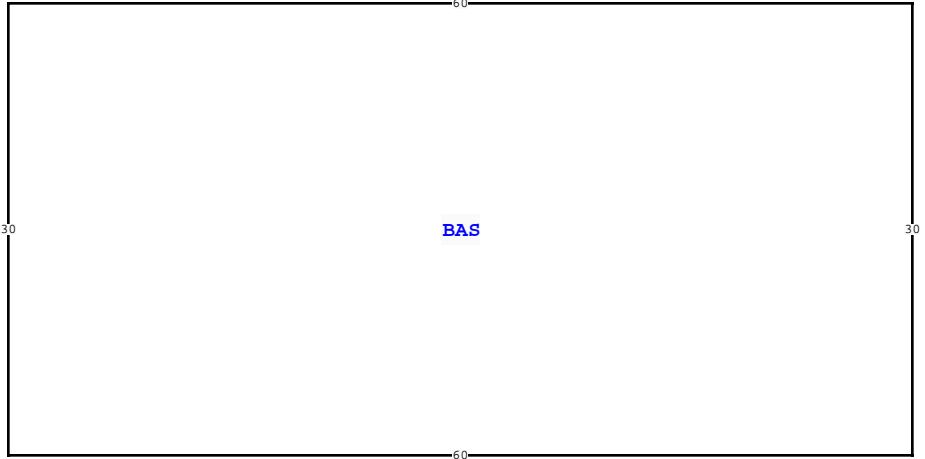
2026

26-4S-17-08740-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		1,800 125,272

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	2019	Heated Area: 1800			HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			125,272
TOTAL MARKET OB/XF VALUE			8,540
TOTAL LAND VALUE - MARKET			207,620
TOTAL MARKET VALUE			152,477
SOH/AGL Deduction			61,652
ASSESSED VALUE			90,825
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			39,414
TOTAL JUST VALUE			341,432
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 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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
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				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	

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							