S1/2 OF NE1/4, EX THE SOUTH 742.
ACRES OF N1/2 NW1/4 & EX 25.40
ORB 991-763 & EX 10 ACRES AS DES

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

2027

26-4S-17-08740-008

BUILDING CHARACTERISTICS

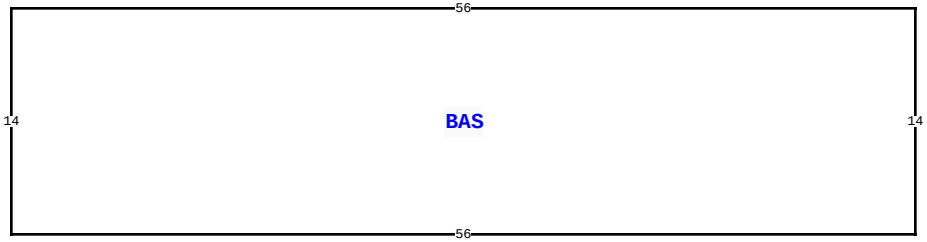
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04
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	784	100		784	19,823
TOTALS	784			784	19,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	105.3550	63.21	49,557	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2007 Heated Area: 784 HX Base Yr



165 SE SEABOLDT GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2022	2021		100	3,200	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,823
TOTAL MARKET OB/XF VALUE	17,700
TOTAL LAND VALUE - MARKET	87,650
TOTAL MARKET VALUE	64,505
SOH/AGL Deduction	40,558
ASSESSED VALUE	23,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,947
TOTAL JUST VALUE	125,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 17,700

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	9910	M	MKT.VAL.AG	0			0.00	0.00	6.70	AC		1.00	1.00	1.00	9,500.00	9,500.00	63,650							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
3	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.70	AC		1.00	1.00	1.00	445.00	445.00	2,982							

REVIEW DATE 01/02/2024 BY JB Total Acres: 8.70 Total Land Value: 26,982 Market: 63,650 Agricultural: 2,982 Common: 24,000 PRINTED 11/17/2026 BY SYS