

SL/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

2026

26-4S-17-08740-008
VALUATION SUMMARY

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
Architactual Units	01	CONV	100 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
BAS	784	100	
TOTALS	784		784 20,814

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MOBILE HME	0%	- 2007		52,034	1984	1984	0	0	60.00	40.00	Heated Area: 784 HX Base Yr													
<table border="1" style="width: 100%;"> <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>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,814
TOTAL MARKET OB/XF VALUE		17,700
TOTAL LAND VALUE - MARKET		87,650
TOTAL MARKET VALUE		65,496
SOH/AGL Deduction		43,455
ASSESSED VALUE		22,041
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		22,041
TOTAL JUST VALUE		126,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	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	

LAND DESCRIPTION														TOTAL OB/XF 17,700										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S14 E56 N14\$.