COMM 140 FT N OF SW COR OF NE1/4
POB, RUN N 156 FT, E 300 FT, S 1
TO POB.

NETTLES ALBERT E
307 SW WENDY TER
LAKE CITY, FL 32025

2027

28-4S-17-08825-001

BUILDING CHARACTERISTICS

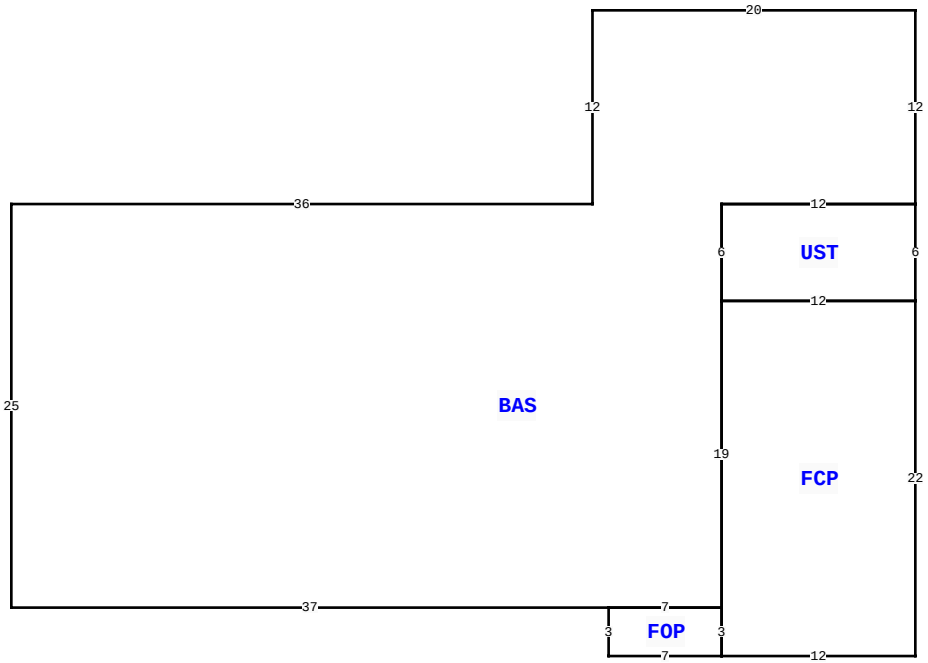
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100		1,340	92,417
FCP	264	25		66	4,552
FOP	21	30		6	414
UST	72	45		32	2,207
TOTALS	1,697			1,444	99,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,444	108.1000	118.91	171,706	1972	1972	0	0	7	35.00	58.00

1 SINGLE FAM 100% - 0 Heated Area: 1340 HX Base Yr



307 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		99,589
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		119,389
SOH/AGL Deduction		62,065
ASSESSED VALUE		57,324
TOTAL EXEMPTION VALUE	HX HB	32,324
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2176	11/08/2023	LE	U	I	14	100
GRANTOR: NETTLES ALBERT E (LIF						
GRANTEE: NETTLES ANGELA (LIF						
1243/0950	8/19/2012	PB	U	I	18	100
GRANTOR: CLERK OF COURT (CHRIS						
GRANTEE: ALBERT E NETTLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S25 E37 FOP= S3 E7N3 W7$ E7 FCP= S3 E12 N22 W12 S19$
N19 UST= E12 N6 W12S6 $ N6 E12 N12 W20 S12$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/27/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS