

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

2026

28-4S-17-08825-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	08 WD OR PLY 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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
BAS	1,340
FCP	264
FOP	21
UST	72
TOTALS	1,697

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100% - 0										
				Heated Area: 1340								
					HX Base Yr							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		103,208	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		123,008	
SOH/AGL Deduction		67,354	
ASSESSED VALUE		55,654	
TOTAL EXEMPTION VALUE	HX HB	30,654	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		123,008	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,198	

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						

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	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				600	
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00			800		
3	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00			200		
4	0252	LEAN-TO W/	0	100	0	0			1.00	UT	0.00			200		

TOTAL OB/XF		1,800
BLD DATE		
XF DATE		
INC DATE		
LGL DATE		
LAND DATE	05/08/2026	MLU
AG DATE		

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																						
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	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							