COMM AT NE COR OF NW1/4 OF SEC 3
64.36 FT TO N R/W KING RD, RUN W
POB, CONT W 215.44 FT, N 433.84

NETTLES WAYNE ALEXANDER
575 SW BLAYLOCK CT
LAKE CITY, FL 32024

2027

30-4S-17-08912-003

BUILDING CHARACTERISTICS

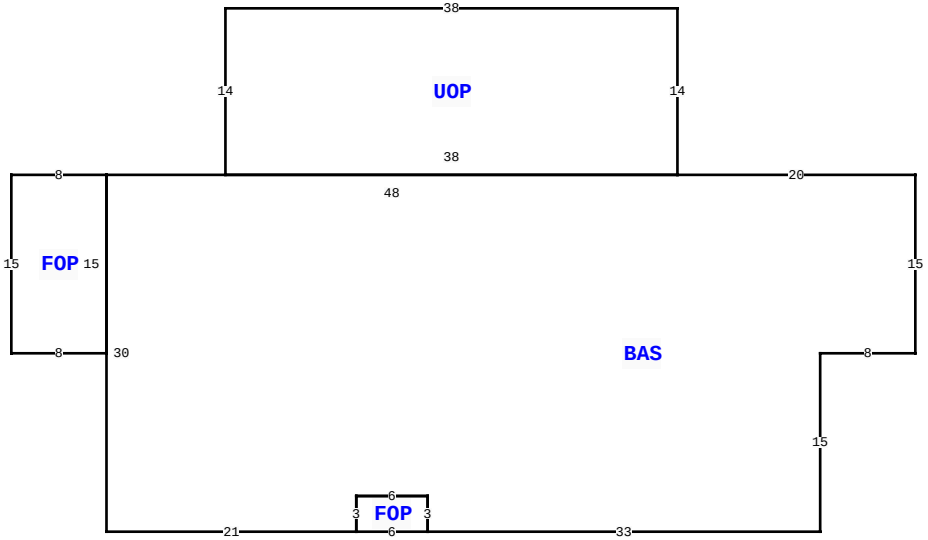
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100		1,902	140,782
FOP	18	30		5	370
FOP	120	30		36	2,665
UOP	532	20		106	7,846
TOTALS	2,572			2,049	151,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,049	110.9000	104.25	213,608	2012	2012	0	0	0	29.00	71.00

1 MODULAR 1 0% - 0 Heated Area: 1902 HX Base Yr



759 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	151,662
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	18,700
TOTAL MARKET VALUE	170,762
SOH/AGL Deduction	0
ASSESSED VALUE	170,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,762
TOTAL JUST VALUE	170,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29848	SFR	425	12/29/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1470	5/29/2026	WD	Q	I	01	235,000
GRANTOR: DENMARK RANDALL SCOTT						
GRANTEE: NETTLES WAYNE ALEXA						
1039/0312	8/17/2000	WD	Q	V	01	100
GRANTOR: FRANK C & EMALINE JON						
GRANTEE: RANDALL SCOTT DENMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N14 W38 S14 E38$ W48 FOP= W8 S15 E8 N15$ S30 E21 FOP= E6 N3 W6 S3$ N3 E6 S3 E33 N15 E8 N15$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0201	C	MOD HOME	0			0.00	0.00	2.20	AC		1.00	1.00	1.00	8,500.00	8,500.00	18,700							

REVIEW DATE 07/06/2017 BY DF Total Acres: 2.20 Total Land Value: 18,700 Market: 0 Agricultural: 0 Common: 18,700 PRINTED 11/17/2026 BY SYS