

COMM SW COR OF NE1/4, RUN N 1560
TO E R/W WESTER RD FOR POB, RUN
514.58 FT, SE 327.66 FT, S 67.40

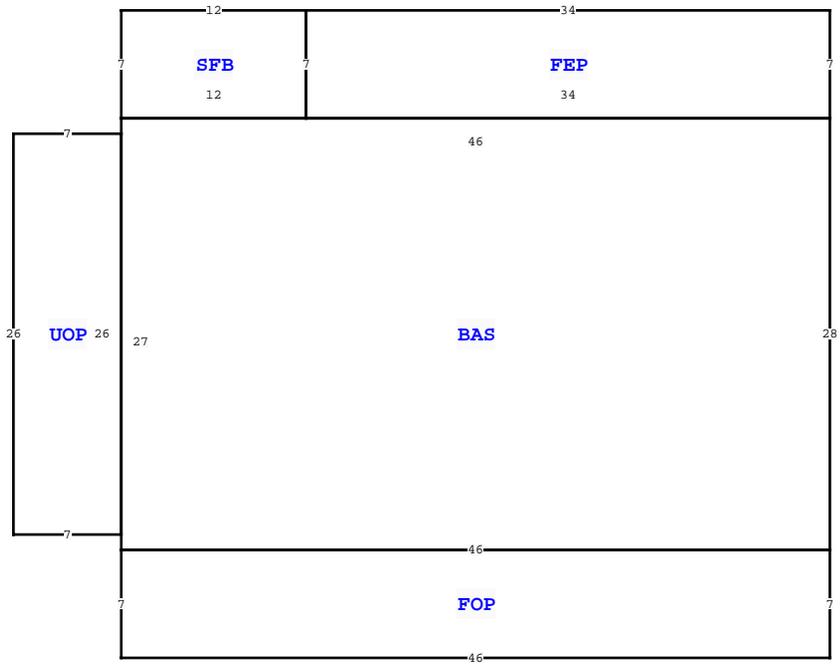
NETTLES TIMOTHY M
1015 SW WESTER DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-011
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	06	VINYL ASB 20	
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	
Architectural	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	01
NEIGHBORHOOD/LOC	31417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	
FEP	238	80	
FOP	322	30	
SFB	84	80	
UOP	182	20	
TOTALS	2,114		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2004								
Heated Area: 1372 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			136,479
TOTAL MARKET OB/XF VALUE			3,420
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			175,899
SOH/AGL Deduction			71,093
ASSESSED VALUE			104,806
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			53,395
TOTAL JUST VALUE			175,899
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25432	M H	476	01/19/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/0331	2/06/1998	WD Q	Q	I	01	57,300
GRANTOR: JAMES C & CHERYLE NET						
GRANTEE: TIMOTHY NETTLES						
0592/0007	5/01/1986	WD Q	V		01	12,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0 100	20	20	400.00	UT	1.05	1.05	100	0
2	0296	SHED METAL	0 100	8	12	1.00	UT	0.00	0.00	100	1993
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2017
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF												3,420
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/21/2026			MLU						

BUILDING NOTES											
FEP= W34 SFB= W12 S7 E12 N7\$ S7 E34 BAS= W46 S1 UOP= W7 S26 E7 N26\$ S27 FOP= S7 E46 N7 W46\$ E46 N28 \$ N7\$.											

LAND DESCRIPTION												TOTAL OB/XF												3,420
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	3.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,000							