COMM SW COR OF NE1/4, N 1560.98
FOR POB, CONT E 455.04 FT, N 42.
FT, N 67.40 FT, N 53 DEG W 327.6

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

2027

31-4S-17-08915-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

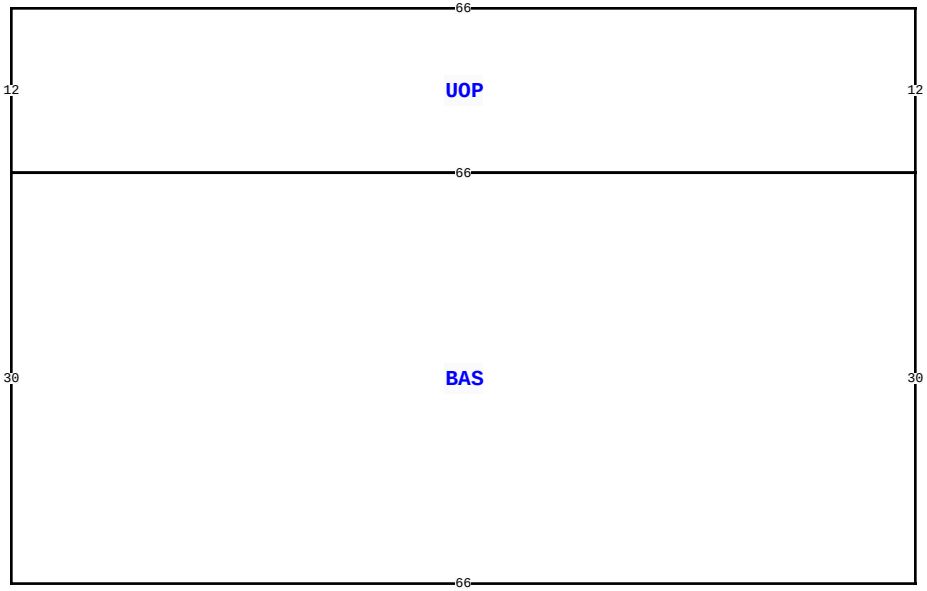
NEIGHBORHOOD/LOC 31417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	117,383
UOP	792	25		198	11,738
TOTALS	2,772			2,178	129,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,178	115.9000	107.79	234,767	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1980 HX Base Yr 2008



1017 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,122
TOTAL MARKET OB/XF VALUE		11,700
TOTAL LAND VALUE - MARKET		30,400
TOTAL MARKET VALUE		171,222
SOH/AGL Deduction		152,992
ASSESSED VALUE		18,230
TOTAL EXEMPTION VALUE	HX HB	18,230
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		171,222
NCON VALUE		2,228
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056322	Roof Replacement	11,400	08/13/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2072	1/13/2026	QC	U	I	11	100
GRANTOR: NETTLES TIMOTHY M						
GRANTEE: NETTLES TIMOTHY M						
1107/1961	1/10/2007	WD	Q	V	01	100
GRANTOR: TIMOTHY M & CHARLOTTE						
GRANTEE: NEVIN C & SHIRLEY N						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W66 S12 E66$ BAS= W66 S30 E66 N30$.

LAND DESCRIPTION

TOTAL OB/XF 11,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.90	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,400							

REVIEW DATE 08/18/2026 BY CM Total Acres: 1.90 Total Land Value: 30,400 Market: 0 Agricultural: 0 Common: 30,400 PRINTED 11/17/2026 BY SYS