BEG ON S R/W OF US-90 AT A PT
720 FT W OF NW COR OF LOT 1
BLOCK A HIGHWAY PARK S/D, RUN

NETTLES CHARLES/NETTLES GEORGIA S
530 SE SULTON LOOP
LAKE CITY, FL 32025

2026

34-3S-17-06954-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4001	MISC INDUSTRIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2610 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	0
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	62,000
SOH/AGL Deduction	290
ASSESSED VALUE	61,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,710
TOTAL JUST VALUE	62,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,000

XFOB:3:1: MANA MH

BLDG:2:1: MANA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1111/2081	2/06/2007	WD	Q	I		145,000
GRANTOR: SHEILLA REBECCA CORRI						
GRANTEE: CHARLES & GEORGIA N						
1005/0997	1/26/2004	WD	Q	I	03	100
GRANTOR: LORETTA A HARRY						
GRANTEE: SHEILLA REBECCA COR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	4001	C	MISC INDUSTR	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	54,000							

REVIEW DATE 03/17/2020 BY ME Total Acres: 2.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 06/19/2026 BY SYS