

COMM NE COR OF SW1/4 OF NE1/4, S
R/W OF SE ALFRED MARKHAM ST, W 4
POB, W 226.24 FT, S 5 DEG W 613.

NETTLES MICHAEL/NETTLES LYNN
141 SE OTTINGER CT
LAKE CITY, FL 32025

2026

34-4S-17-09003-002
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,824	100	
TOTALS	1,824		111,616

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2026	Heated Area: 1824			HX Base Yr				
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/06/2026								MLU	
INC DATE		AG DATE										

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,616
TOTAL MARKET OB/XF VALUE		15,500
TOTAL LAND VALUE - MARKET		42,700
TOTAL MARKET VALUE		169,816
SOH/AGL Deduction		0
ASSESSED VALUE		169,816
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		169,816
TOTAL JUST VALUE		169,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40196	M H	0	07/22/2020
24125	M H	420	02/09/2006
13232	M H	125	10/27/1997
12366	M H	125	04/04/1997
7569	M H	60	09/09/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/2011	1/07/2026	PR	U	I	11	100
GRANTOR: NETTLES MICHAEL AS PR						
GRANTEE: NETTLES MICHAEL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100
10	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100

TOTAL OB/XF											
14,700											
BLD DATE		LGL DATE	05/06/2026								MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 N13 W24 S13 W2 S27 E56 N27S.											

LAND DESCRIPTION												TOTAL OB/XF												
												14,700												
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.84	AC		1.00	1.00	1.00	14,000.00	14,000.00	25,760							
2	0700	C	MISC RES	0		A-1	0.00	0.00	1.21	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,940							

