BEG 384 FT E OF NW COR OF SW1/4
RUN E 146.96 FT, S 328.04 FT, W
N 327.43 FT TO POB, EX THE N 148

DEPRATTER BRENDA/DEPRATTER JOSEPH JR
323 SE SETH NETTLES DR
LAKE CITY, FL 32025

2027

35-4S-17-09030-057

BUILDING CHARACTERISTICS

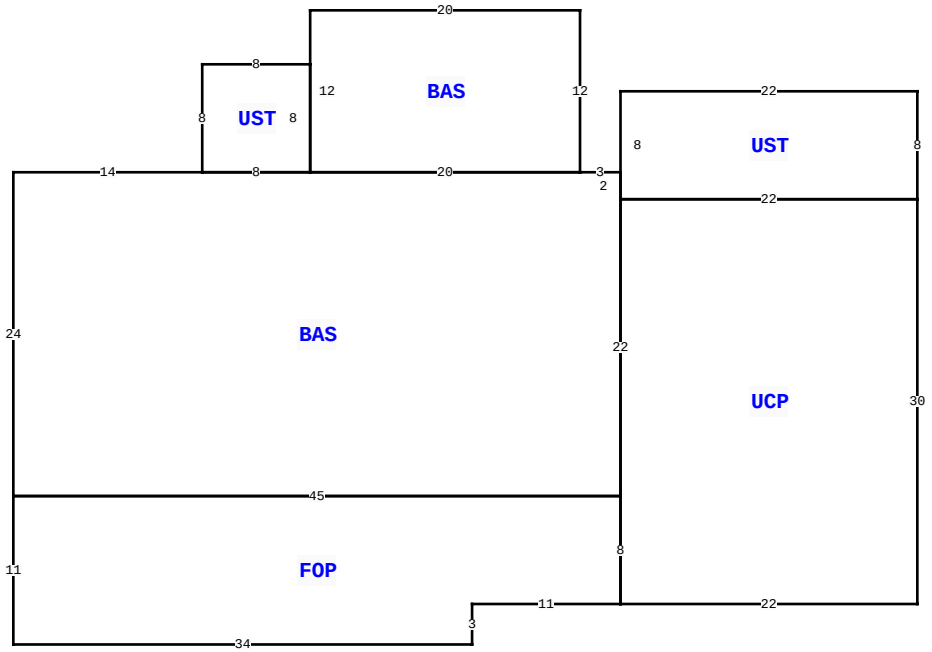
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	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	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	6,503
BAS	1,080	100		1,080	29,264
FOP	462	35		162	4,390
UCP	660	20		132	3,577
UST	64	45		29	786
UST	176	45		79	2,140
TOTALS	2,682			1,722	46,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,722	112.9000	67.74	116,648	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1320 HX Base Yr 2022



323 SE SETH NETTLES DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	46,659
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	15,120
TOTAL MARKET VALUE	69,579
SOH/AGL Deduction	21,648
ASSESSED VALUE	47,931
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	22,931
TOTAL JUST VALUE	69,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,579

XFOB:1:1: CRAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1839	9/03/2021	WD	U	I	19	36,000
GRANTOR: THOMAS SYLVIA M						
GRANTEE: DEPRATTER BRENDA						
1261/0608	9/11/2013	QC	U	I	11	100
GRANTOR: LORI ELIZABETH THOMAS						
GRANTEE: SYLVIA M THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S24 FOP= S11 E34 N3E11 N8 W45$ E45 UCP= S8 E22 N30 W22 S22$ N22 UST= E22 N8 W22 S8$ N2 W3 BAS= N12 W20 S12 E20$ W20 UST= N8 W8 S8 E8$ W8$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0102	C	SFR/MH	100		A-1	0.00	0.00	0.60	AC		1.00	1.00	1.40	18,000.00	25,200.00	15,120							

REVIEW DATE 07/14/2017 BY DF Total Acres: 0.60 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 11/17/2026 BY SYS