

COMM NW COR OF SW1/4 OF SE1/4, R
FOR POB, CONT E 146.96 FT, S 7 D
FT, W 147.04 FT TO E R/W OF A CO

WHITE JOHN S
305 SE SETH NETTLES DR
LAKE CITY, FL 32025

2026

35-4S-17-09030-076

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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		2	100
Bathrooms		2	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
BAS	924	100	
TOTALS	924		66,000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2024		Heated Area: 924					HX Base Yr	2024	
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,000
TOTAL MARKET OB/XF VALUE			18,900
TOTAL LAND VALUE - MARKET			8,750
TOTAL MARKET VALUE			93,650
SOH/AGL Deduction			0
ASSESSED VALUE			93,650
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,239
TOTAL JUST VALUE			93,650
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			96,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049477	Storage Building	10,000	03/21/2024
20184	M H	125	11/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1543	7/24/2023	WD	U	I	35	110,000
GRANTOR: THOMAS MARK						
GRANTEE: WHITE JOHN S						
1439/1024	6/03/2021	LE	U	I	14	100
GRANTOR: THOMAS SYLVIA M						
GRANTEE: THOMAS MARK						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E66 N14\$.	

EXTRA FEATURES																
L N	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	0080	DECKING	0	100	0	0		1.00	UT	0.00		2005	3	100	400	
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00			3	100	7,000	
3	0030	BARN, MT	0	100	0	0		1.00	UT	11,500.00		2025	2024	100	11,500	
TOTALS													18,900			

LAND DESCRIPTION													TOTAL OB/XF											
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	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.25	14,000.00	17,500.00	8,750							