LOT 2 HOPEFUL CIRCLE S/D.

817-022, 899-1803, WD 899-1805,

ROYALS DAN/ROYALS CYNTHIA
168 SE SETH NETTLES DRIVE
LAKE CITY, FL 32025

2027

35-4S-17-09030-102

BUILDING CHARACTERISTICS

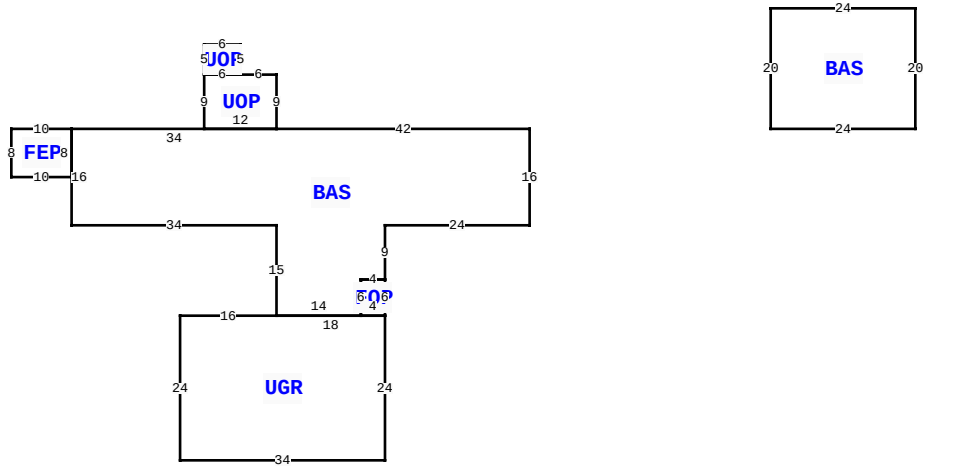
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	12,684
BAS	1,462	100		1,462	38,632
FEP	80	85		68	1,797
FOP	24	35		8	211
UGR	816	45		367	9,698
UOP	30	25		8	211
UOP	108	25		27	714
TOTALS	3,000			2,420	63,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,420	110.1050	66.06	159,865	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1942 HX Base Yr 2002



168 SE SETH NETTLES DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,050	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	63,946
TOTAL MARKET OB/XF VALUE	10,050
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	91,996
SOH/AGL Deduction	28,232
ASSESSED VALUE	63,764
TOTAL EXEMPTION VALUE	HX HB 38,764
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	91,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12324	M H	125	03/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
0899/1805	3/28/2000	WD	Q	V	03	19,000
GRANTOR: MANGRUM'S						
GRANTEE: DAN & CYNTHIA ROYAL						
0817/0022	2/03/1996	WD	Q	V		10,500
GRANTOR: RODNEY & NORMA DICKS						
GRANTEE: DAVID E & MARY MANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UOP= N9 W6 UOP= N5 W6 S5 E6$ W6 S9 E12 $ W34 FEP= W10 S8 E10 N8$ S16 E34 S15 UGR= W16 S24 E34 N24 W18$ E14 FOP= E4 N6 W4 S6$ N6 E4 N9 E24 N16$ PTR= E40 BAS= E24 N20 W24 S20$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 10,050

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		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/14/2017 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS