LOT 10 HOPEFUL CIRCLE S/D.

874-2241, DC 1347-1024, WD 1397-

SALEK ELLEN JOY
346 SE SETH NETTLES DR
LAKE CITY, FL 32025

2027

35-4S-17-09030-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

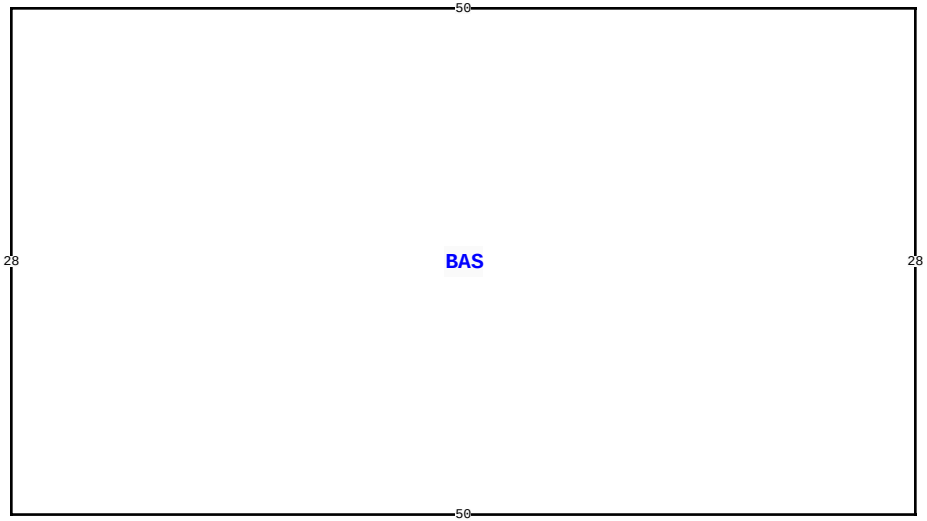
NEIGHBORHOOD/LOC 35417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	126,403
TOTALS	1,400			1,400	126,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	121.6000	133.76	187,264	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2020 Heated Area: 1400 HX Base Yr 2020



346 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	0294	SHED WOOD/	0	100	24	18	432.00	UT	10.00	10.00	100	2005	2005	3	100	4,320	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,403
TOTAL MARKET OB/XF VALUE		5,320
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		149,723
SOH/AGL Deduction		22,134
ASSESSED VALUE		127,589
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,178
TOTAL JUST VALUE		149,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047980	Roof Replacement	7,700	08/24/2023
13535	SFR	235	01/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1533	3/15/2022	LE	U	I	14	100
GRANTOR: SALEK ELLEN JOY						
GRANTEE: SHAYEGAN-SALEK DONN						
1397/2792	11/01/2019	WD	Q	I	01	132,000
GRANTOR: MARVIN NEAL RINE						
GRANTEE: ELLEN JOY SALEK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S28 E50 N28$.

LAND DESCRIPTION

TOTAL OB/XF 5,320

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	0100	C	SFR	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 11/07/2023 BY jerry Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS