

LOT 10 HOPEFUL CIRCLE S/D.
874-2241, DC 1347-1024, WD 1397-

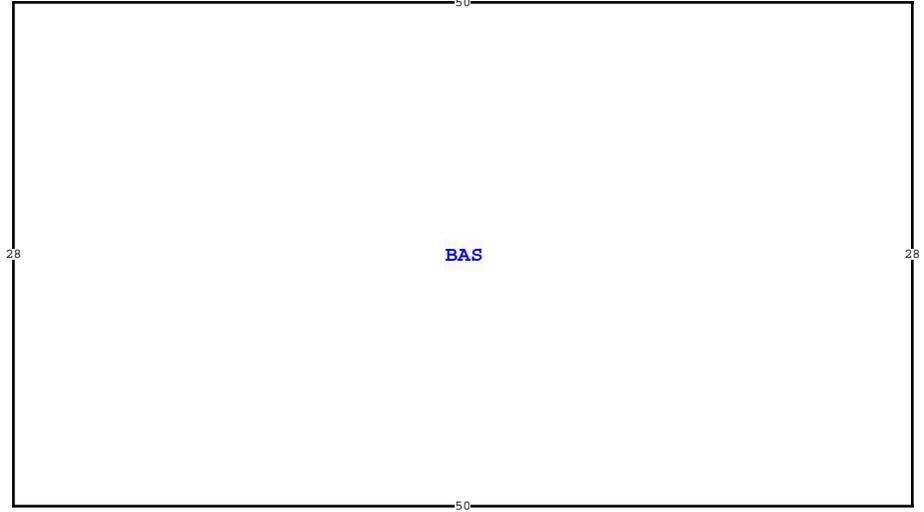
SALEK ELLEN JOY
346 SE SETH NETTLES DR
LAKE CITY, FL 32025

2026

35-4S-17-09030-110
COLUMBIA COUNTY PROPERTY

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 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
BAS	1,400	100	
TOTALS	1,400		1,400
			130,996

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
				Heated Area: 1400			HX Base Yr	2020			



VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		130,996	
TOTAL MARKET OB/XF VALUE		5,320	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		154,316	
SOH/AGL Deduction		30,443	
ASSESSED VALUE		123,873	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		72,462	
TOTAL JUST VALUE		154,316	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,403	

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

EXTRA FEATURES		346 SE SETH NETTLES DR, LAKE CITY														
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	0294	SHED WOOD/	0	100	24	18			10.00	100	2005	2005	3	100	4,320	
2	0258	PATIO	0	100	0	0			0.00	100	2019	2019	3	100	1,000	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 S28 E50 N28\$.	

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	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							