HAWK'S LANDING LOT 5.

WD 1460-54,

NETTLES WAYNE SCOTT/NETTLES TRACY LUCAS
2355 SW KING ST
LAKE CITY, FL 32024

2024

31-4S-17-08915-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.02 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

671 SW BUNN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	46,440
TOTAL MARKET VALUE	5,419
SOH/AGL Deduction	0
ASSESSED VALUE	5,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,419
TOTAL JUST VALUE	50,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049051	Mobile Home		01/19/2024
000044859	Electrical Servic	0	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/54	2/15/2022	WD	Q	V	01	65,000

GRANTOR: COWBOY LAND HOLDINGS,

GRANTEE: NETTLES WAYNE SCOTT

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	6200	A	PASTURE 3	0					5.16	AC		1.00	1.00	1.00	275.00	275.00	1,419							
2	9910	M	MKT.VAL.AG	0					5.16	AC		1.00	1.00	1.00	9,000.00	9,000.00	46,440							

REVIEW DATE 02/07/2024 BY JB Total Acres: 5.16 Total Land Value: 1,419 Market: 46,440 Agricultural: 1,419 Common: 0 PRINTED 08/07/2024 BY SYS