LOT 9 BLK F EASTSIDE VILLAGE UNI

895-1448, QC 1293-2489,2490,2491

NASH JON T/NASH DONNA M
149 SE ELM LOOP
LAKE CITY, FL 32025

2025

03-4S-17-07592-669

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

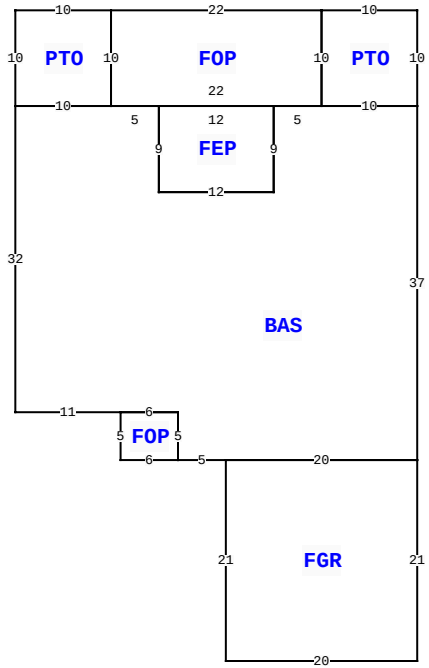
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,361	100		1,361	147,784
FEP	108	80		86	9,339
FGR	420	55		231	25,083
FOP	30	30		9	977
FOP	220	30		66	7,167
PTO	100	5		5	543
PTO	100	5		5	543
TOTALS	2,339			1,763	191,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,763	127.0500	156.53	275,962	1999	1999	0	0	0	30.63	69.37

1 SINGLE FAM 100% - 2025 Heated Area: 1361 HX Base Yr 2025



149 SE ELM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,435
TOTAL MARKET OB/XF VALUE		1,687
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		217,872
SOH/AGL Deduction		32,093
ASSESSED VALUE		185,779
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,057
TOTAL JUST VALUE		217,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15973	SFR	230	08/31/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1707	3/15/2024	WD	Q	I	01	230,000
GRANTOR: BENSON IRIS G						
GRANTEE: NASH JON T						
1482/1728	1/10/2023	WD	Q	I	01	205,000
GRANTOR: WOODS REBA KALEEN						
GRANTEE: BENSON IRIS G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 W5 S9 W12 N9 W5 W10 S32 E11 E6 S5 E5 E20 N37 $
FGR=[ORIG=-20,37] S21 E20 N21 W20 $
FOP=[ORIG=-10,0] N10 W22 S10 E22 $
FEP=[ORIG=-15,0] W12 S9 E12 N9 $
PTO=[ORIG=-32,0] N10 W10 S10 E10 $
PTO=[ORIG=0,0] N10 W10 S10 E10 $
FOP=[ORIG=-31,32] S5 E6 N5 W6 $
.

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	0166	CONC,PAVMT	0	100	0	0	591.00	UT	1.50	1.50	100	1999	1999	3	100	887	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,687

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 03/21/2024 BY TP Total Acres: 0.15 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/25/2025 BY SYS