COMM NW COR OF SW1/4 OF SE1/4, R
FT, RUN E 340.30 FT FOR POB, CON
FT, S 642.59 FT TO N R/W NASH RD

BALL MASON/BALL MICHELE
673NW CARR CT
LAKE CITY, FL 32055

2026

15-3S-16-02144-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

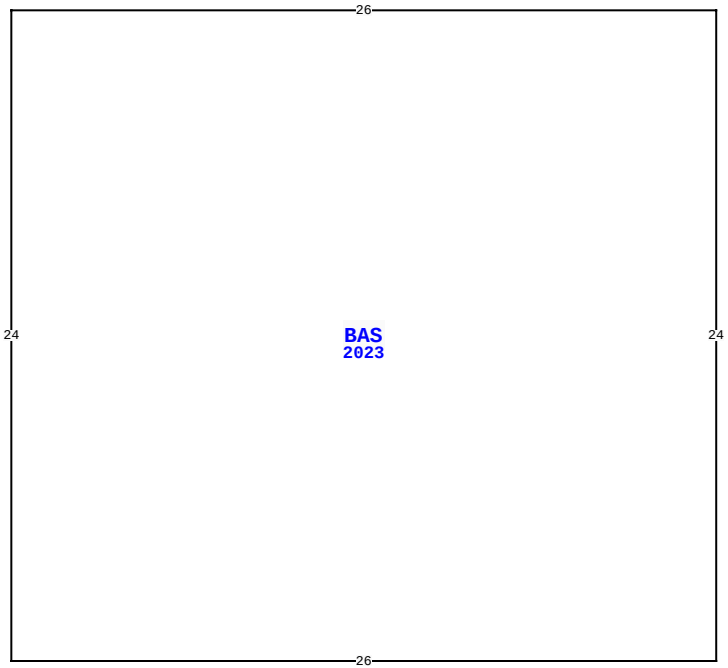
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	15316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2023	624	26,317
TOTALS	624			624	26,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	624	91.3000	56.61	35,325	2008	2008	0	0	0	25.50	74.50

1 STRG/CONV 0% - 2023 Heated Area: 624 HX Base Yr



421 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,317
TOTAL MARKET OB/XF VALUE	2,328
TOTAL LAND VALUE - MARKET	55,220
TOTAL MARKET VALUE	83,865
SOH/AGL Deduction	3,069
ASSESSED VALUE	80,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,796
TOTAL JUST VALUE	83,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,395

SALE:2:1: $.70 STAMPS - HEIR PROPERTY

SALE:1:1: 5.02 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26329	GARAGE	171	10/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
142/601	12/15/2020	WD	Q	I	01	85,000
GRANTOR: PAGANO FRANK						
GRANTEE: BALL MASON						
1124/2760	6/29/2007	WD	Q	V		64,000
GRANTOR: JIMMY LEE & LINDA M J						
GRANTEE: FRANK & FRANCESCA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,13] E26 S24 W26 N24 $
.

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	0	0	0	776.00	UT	3.00	3.00	100	2008	2008	3	100	2,328	

LAND DESCRIPTION

TOTAL OB/XF 2,328

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	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,220							

REVIEW DATE 02/17/2023 BY KS Total Acres: 5.02 Total Land Value: 55,220 Market: 0 Agricultural: 0 Common: 55,220 PRINTED 11/18/2025 BY SYS