COMM SW COR, RUN E 60.01 FT TO
E R/W BALLANCE RD, CONT E
310.51 FT FOR POB, RUN N

RIOTTO ANDREW J JR/RIOTTO KATHLEEN A
P O BOX 1421
LAKE CITY, FL 32056-1421

2026

16-3S-16-02153-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

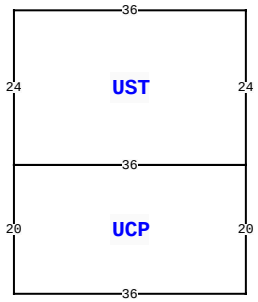
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	16316.00	1.00/

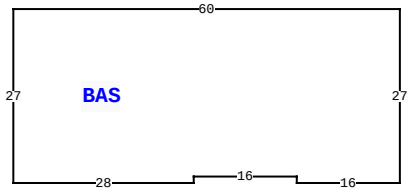
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100		1,604	23,583
UCP	720	20		144	2,117
UST	864	45		389	5,719
TOTALS	3,188			2,137	31,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,137	98.0100	58.81	125,677	1988	1988	0	0	15	60.00	25.00

1 MOBILE HME 100% - 2003 Heated Area: 1604 HX Base Yr 2003





1912 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		31,419
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		90,360
TOTAL MARKET VALUE		52,550
SOH/AGL Deduction		24,217
ASSESSED VALUE		28,333
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,333
TOTAL JUST VALUE		131,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19684	M H	125	06/25/2002
19324	PUMP/UTPOL	30	03/15/2002
18403	BARN	25	06/15/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0916/0733	12/01/2000	WD	Q	V	01	100
GRANTOR: EVERETT & KATHY PHILL						
GRANTEE: ANDREW & KATHLEEN R						
0915/1089	12/01/2000	WD	Q	V		24,500
GRANTOR: EVERETT & KATHY PHILL						
GRANTEE: ANDREW & KATHLEEN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E28 N1 E16 S1 E16 N27$ PTR= N30 UCP= N20 UST= N24 W36 S24 E36$ W36 S20 E36$ S30$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	280.00	280.00	2,531							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,360							

REVIEW DATE 02/01/2023 BY KS Total Acres: 10.04 Total Land Value: 11,531 Market: 81,360 Agricultural: 2,531 Common: 9,000 PRINTED 11/20/2025 BY SYS