COMM SW COR, RUN E 635.61 FT
FOR POB, RUN N 706.68 FT TO S
R/W NASH RD, RUN E'LY ALONG

BOONE JAMES F
182 SW GROUSE PLACE
LAKE CITY, FL 32025

**2026**

**16-3S-16-02153-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 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 | 05 | 05 |

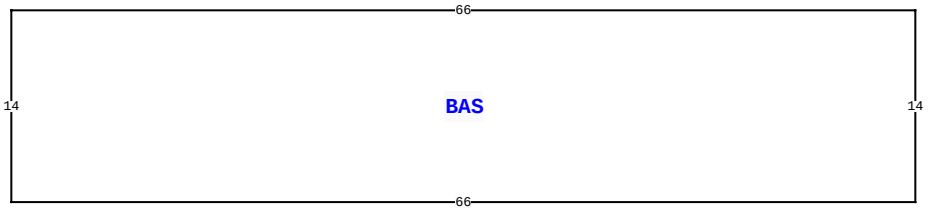
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 16316.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 24,372 |
| TOTALS | 924 | | | 924 | 24,372 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 924 | 109.9000 | 65.94 | 60,929 | 1986 | 1986 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr




1874 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 | 67,163 |
| TOTAL MARKET OB/XF VALUE | 25,753 |
| TOTAL LAND VALUE - MARKET | 88,830 |
| TOTAL MARKET VALUE | 181,746 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 181,746 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 181,746 |
| TOTAL JUST VALUE | 181,746 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 182,986 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18777 | STORAGE | 50 | 09/28/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1138/0556 | 12/12/2007 | WD | Q | I | | 60,000 |
| GRANTOR: STACIE LEE LUCAS | | | | | | |
| GRANTEE: JAMES F BOONE | | | | | | |
| 0969/2240 | 12/05/2002 | WD | Q | V | 01 | 100 |
| GRANTOR: EVERETT & KATHY PHILL | | | | | | |
| GRANTEE: LARRY & STACIE LUCA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

## 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 | 0 | 0 | 0 | 12,502.00 | UT | 1.50 | 1.50 | 100 | 2008 | 2008 | 3 | 100 | 18,753 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,753

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 8.87 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 79,830 | | | | | | | |

REVIEW DATE 02/01/2023 BY KS Total Acres: 9.87 Total Land Value: 88,830 Market: 0 Agricultural: 0 Common: 88,830 PRINTED 10/02/2025 BY SYS

COMM SW COR, RUN E 635.61 FT
FOR POB, RUN N 706.68 FT TO S
R/W NASH RD, RUN E'LY ALONG

BOONE JAMES F
182 SW GROUSE PLACE
LAKE CITY, FL 32025

**2026**

**16-3S-16-02153-003**

## BUILDING CHARACTERISTICS

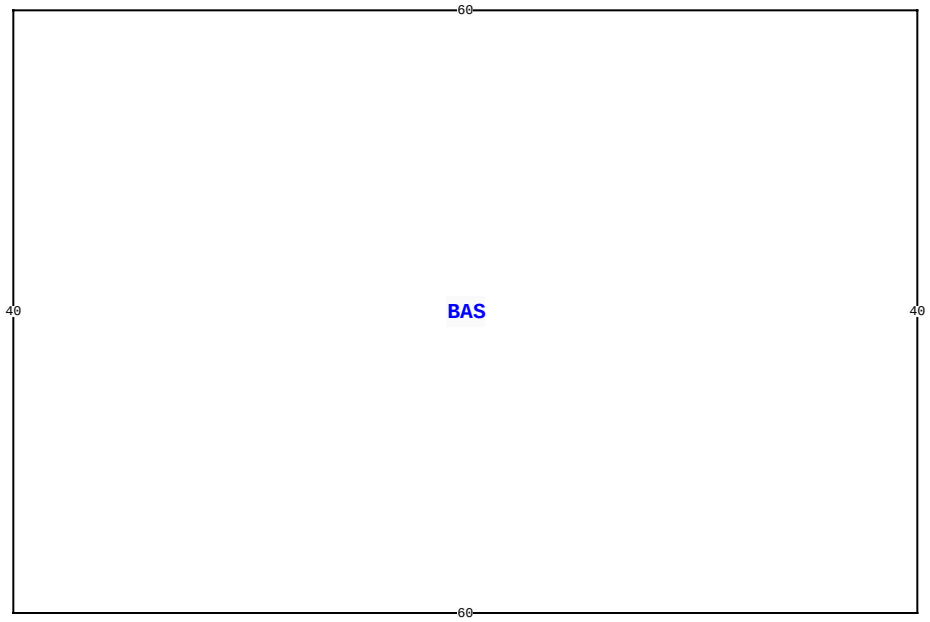
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 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 | 0200 | MOBILE HOME |
| 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 | 2,400 | 100 | | 2,400 | 42,791 |
| TOTALS | 2,400 | | | 2,400 | 42,791 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 01 | 2,400 | 68.0000 | 25.84 | 62,016 | 2001 | 2001 | 0 | 0 | 0 | 31.00 | 69.00 |

2 PREF M B A 0% - 0 Heated Area: 2400 HX Base Yr




1874 NW NASH RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

### VALUATION SUMMARY

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| TOTAL LAND VALUE - MARKET | 88,830 |
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| SOH/AGL Deduction | 0 |
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| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 181,746 |
| TOTAL JUST VALUE | 181,746 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 182,986 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: STACIE LEE LUCAS | | | | | | |
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| 0969/2240 | 12/05/2002 | WD | Q | V | 01 | 100 |
| GRANTOR: EVERETT & KATHY PHILL | | | | | | |
| GRANTEE: LARRY & STACIE LUCA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S40 E60 N40$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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