

NW1/4 OF SW1/4, EX R/W FOR I-75
THAT PORTION OF N1/2 OF SW1/4 OF
OF NASH RD. & THE S 300 FT OF SW

REGISTER DANIEL P SR/REGISTER STACIE L
P O BOX 1683
LAKE CITY, FL 32056-1683

2026

16-3S-16-02156-002



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	MSNRY STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	06	VINYL ASB 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	01	3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units	03	0 100			
Condition Adj		03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
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	1,566	100		1,566	134,872
TOTALS	1,566			1,566	134,872

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,566	118.3050	132.50	207,495	1977	1977	0	0	35.00	65.00
1 SINGLE FAM			100% - 2009			Heated Area: 1566			HX Base Yr 2009		
BAS											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/16/2023 MLU											

EXTRA FEATURES							233 NW RANCH CT, LAKE CITY				INC DATE					AG DATE		
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	
1	0294	SHED WOOD/	0	100	18	20	1.00	UT	0.00	0.00	100	0	0	3	100	250		
2	0260	PAVEMENT-A	0	0	40	80	1.00	UT	0.00	0.00	100	2008	2008	3	100	9,720		
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	70	1993	1993	3	70	350		
4	0297	SHED CONCR	0	100	16	12	1.00	UT	0.00	0.00	100	0	0	3	100	835		
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000		
6	0060	CARPORT F	0	0	18	20	360.00	UT	2.50	2.50	50	2017	2017	3	50	450		
7	0070	CARPORT UF	0	100	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000		
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500		
9	0166	CONC, PAVMT	0	100	0	0	591.00	UT	3.00	3.00	100	2008	2008	3	100	1,773		
10	0040	BARN, POLE	0	100	0	0	2,704.00	UT	6.00	6.00	100	2008	2008	3	100	16,224		

LAND DESCRIPTION										TOTAL OB/XF										38,102									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500												
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.75	8,000.00	6,000.00	6,000												
3	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	2,750												
4	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	2,750												
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	59.75	AC		1.00	1.00	1.00	6,500.00	6,500.00	388,375												
6	9105	C	TOWER SITE	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500												
REVIEW DATE		02/01/2023		BY KS		Total Acres: 63.75			Total Land Value: 39,230			Market: 388,375			Agricultural: 16,730			Common: 22,500			PRINTED 11/19/2025 BY SYS								

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