

COMM NW COR OF SE1/4 OF SW1/4,
RUN E 1493.53 FT TO W R/W OF
I-75 FOR POB, RUN S 52 DEG E

ROSS GLEN A
1443 NW NASH ROAD
LAKE CITY, FL 32055

2026

16-3S-16-02161-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	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		01
NEIGHBORHOOD/LOC	16316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	85,339
FSP	280	40		112	6,827

TOTALS	1,680			1,512	92,166
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	1993
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2000
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	
5	0040	BARN, POLE	0 100	0	0	1.00	UT	800.00	800.00	100	2023
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.19	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,512	117.9000	110.83	167,575	1990	1990	0	0	45.00	55.00
2 MANUF 1		100% - 2002		Heated Area: 1400				HX Base Yr 2002			
10 28 FSP 28 BAS 50 10											

1443 NW NASH RD, LAKE CITY

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/07/2025

MLU

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 3								Tax Dist:				
BUILDING MARKET VALUE								92,166				
TOTAL MARKET OB/XF VALUE								15,500				
TOTAL LAND VALUE - MARKET								57,090				
TOTAL MARKET VALUE								164,756				
SOH/AGL Deduction								87,583				
ASSESSED VALUE								77,173				
TOTAL EXEMPTION VALUE								HX HB		50,722		
BASE TAXABLE VALUE								26,451				
TOTAL JUST VALUE								164,756				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								164,756				
XFOB:4:1: NASH MH												
SALE:4:1: 1972 MH INCL IN SALE												
SALE:2:1: FORECLOSURE PER DR-219.												
BLDG:1:1: NASH MH (RP'D-ALLEN DINSMORE)												
PERMIT NUM		DESCRIPTION					AMT		ISSUED			
18926		M H					125		11/06/2001			
16421		M H					125		12/21/1999			
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1227/1981		1/06/2012		QC	U	I	11	100				
GRANTOR: GLEN & STACEY ROSS												
GRANTEE: GLEN ROSS												
0922/2073		3/16/2001		WD	Q	I		84,000				
GRANTOR: COURSON'S												
GRANTEE: GLEN & STACEY ROSS												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W50 FSP= W10 S28 E10 N28\$ S28 E50 N28\$.												