COMM NW COR OF SE1/4 OF SW1/4, R
POB, RUN E 413 FT, S 575.83 FT T
RD, W ALONG R/W 416.35 FT, N 520

LRB REVOCABLE LIVING TRUST
1633 NW NASH RD
LAKE CITY, FL 32055

2025

16-3S-16-02161-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

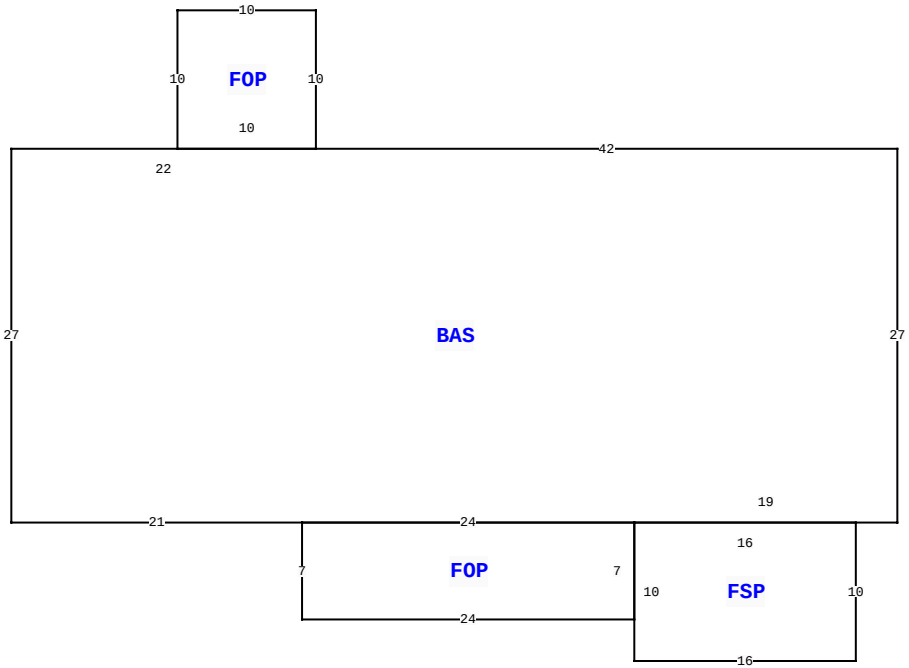
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		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	1,728	100		1,728	48,066
FOP	100	35		35	974
FOP	168	35		59	1,641
FSP	160	40		64	1,780
TOTALS	2,156			1,886	52,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,886	115.9000	69.54	131,152	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME - 100% - 1995 Heated Area: 1728 HX Base Yr 1995



1633 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		52,461
TOTAL MARKET OB/XF VALUE		22,520
TOTAL LAND VALUE - MARKET		56,320
TOTAL MARKET VALUE		131,301
SOH/AGL Deduction		53,839
ASSESSED VALUE		77,462
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		21,740
TOTAL JUST VALUE		131,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40763	REMODEL	0	10/22/2020
8148	M H	125	03/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1540/2282	5/16/2025	WD	U	I	11	100
GRANTOR: BALFOUR LOZA ROSANNA						
GRANTEE: LRB REVOCABLE LIVIN						
0814/0258	10/02/1995	WD	Q	I	02	0
GRANTOR: J E JR & HAZEL H WALL						
GRANTEE: WAYNE M & VONDA R W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FOP= N10 W10 S10 E10$ W22 S27 E21 FOP= S7E24N7 W24$ E24 FSP= S10 E16 N10 W16$ E19 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
5	0190	FPLC PF	0	100	12	24	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	60	1993	1993	3	60	720	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

TOTAL OB/XF 21,320

LAND DESCRIPTION

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	4.12	AC		1.00	1.00	1.00	11,000.00	11,000.00	45,320							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 02/01/2023 BY JS Total Acres: 5.12 Total Land Value: 56,320 Market: 0 Agricultural: 0 Common: 56,320 PRINTED 06/24/2025 BY SYS

COMM NW COR OF SE1/4 OF SW1/4, R
POB, RUN E 413 FT, S 575.83 FT T
RD, W ALONG R/W 416.35 FT, N 520

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2025

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0060	CARPORT F	0	100	18	20	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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

REVIEW DATE 02/01/2023 BY JS Total Acres: 5.12 Total Land Value: 56,320 Market: 0 Agricultural: 0 Common: 56,320 PRINTED 06/24/2025 BY SYS