COMM NW COR OF SW1/4 OF SE1/4, R
FT TO W R/W I-75, SE ALONG R/W 5
POB, CONT SE ALONG R/W 251.86 FT

SUAREZ ARTURO/SUAREZ KIRENIA
1379 NW NASH RD
LAKE CITY, FL 32055

2026

16-3S-16-02161-008

BUILDING CHARACTERISTICS

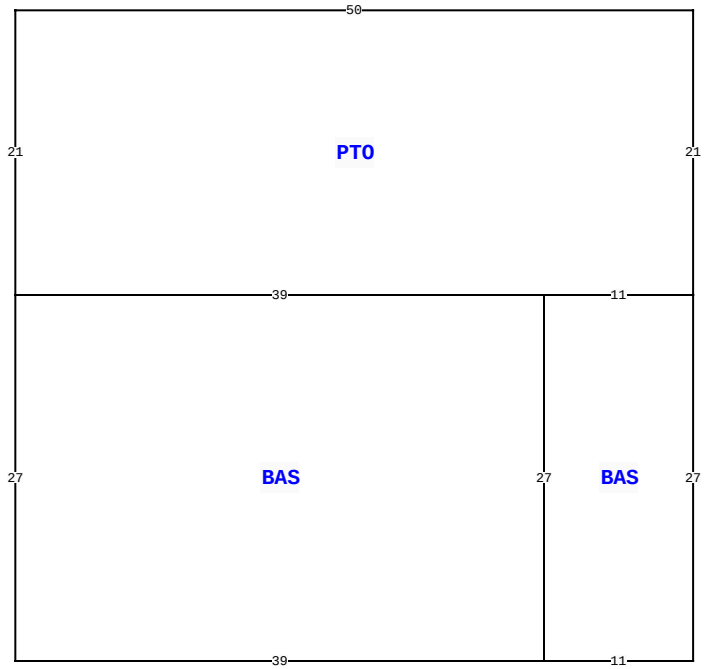
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
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	297	100		297	21,830
BAS	1,053	100		1,053	77,397
PTO	1,050	5		52	3,822
TOTALS	2,400			1,402	103,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	100.9600	113.08	158,538	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1350 HX Base Yr 2002



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

1379 NW NASH RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,595
TOTAL MARKET OB/XF VALUE		8,817
TOTAL LAND VALUE - MARKET		30,150
TOTAL MARKET VALUE		196,562
SOH/AGL Deduction		51,825
ASSESSED VALUE		144,737
TOTAL EXEMPTION VALUE	HX HB	50,192
BASE TAXABLE VALUE		94,545
TOTAL JUST VALUE		196,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5068	ADDN SFR	6,000	06/25/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0918/1594	1/17/2001	WD	Q	I	01	100
GRANTOR: MANUEL & GEORGINA RIV						
GRANTEE: ARTURO & KIRENIA SU						
0911/0113	9/13/2000	QC	Q	I	01	56,300
GRANTOR: MANUEL & GEORGINA RIV						
GRANTEE: ARTURO & KIRENIA SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S27 E39 BAS= E11 N27 W11 S27$ N27$ PTO= E11 N21 W50 S21 E39$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	312.00	UT	2.00	2.00	40	1993	1993	3	40	250	
3	0060	CARPORT F	0	100	25	23	575.00	UT	3.50	3.50	100	2014	2014	3	100	2,013	
4	0060	CARPORT F	0	100	28	15	420.00	UT	3.50	3.50	100	2014	2014	3	100	1,470	
5	0251	LEAN TO W/	0	100	28	8	224.00	UT	3.50	3.50	100	2014	2014	3	100	784	
6	0030	BARN,MT	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 8,817

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	0100	C	SFR	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,150							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 2.01 Total Land Value: 30,150 Market: 0 Agricultural: 0 Common: 30,150 PRINTED 11/04/2025 BY SYS

COMM NW COR OF SW1/4 OF SE1/4, R
FT TO W R/W I-75, SE ALONG R/W 5
POB, CONT SE ALONG R/W 251.86 FT

SUAREZ ARTURO/SUAREZ KIRENIA
1379 NW NASH RD
LAKE CITY, FL 32055

2026

16-3S-16-02161-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03

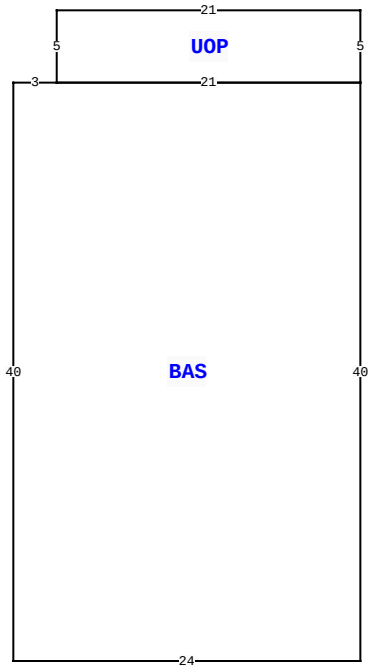
DOR CODE 0101 SFRES/SFRES
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 16316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	53,377
UOP	105	20		21	1,167
TOTALS	1,065			981	54,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	981	76.3776	85.54	83,915	2000	2000	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2002 Heated Area: 960 HX Base Yr 2002



1379 NW NASH RD, LAKE CITY

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GRANTOR: MANUEL & GEORGINA RIV						
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0911/0113	9/13/2000	QC	Q	I	01	56,300
GRANTOR: MANUEL & GEORGINA RIV						
GRANTEE: ARTURO & KIRENIA SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 S40 E24 N40 UOP= N5 W21 S5 E21$ W21$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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