COMM NW COR OF SW1/4 OF SE1/4, R
TO W R/W I-75, RUN SE ALONG R/W
POB, CONT SE ALONG R/W 122.90 FT

HAMILTON HEATHER
142 SW FIELDSTONE CT
LAKE CITY, FL 32024-0632

2026

16-3S-16-02161-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

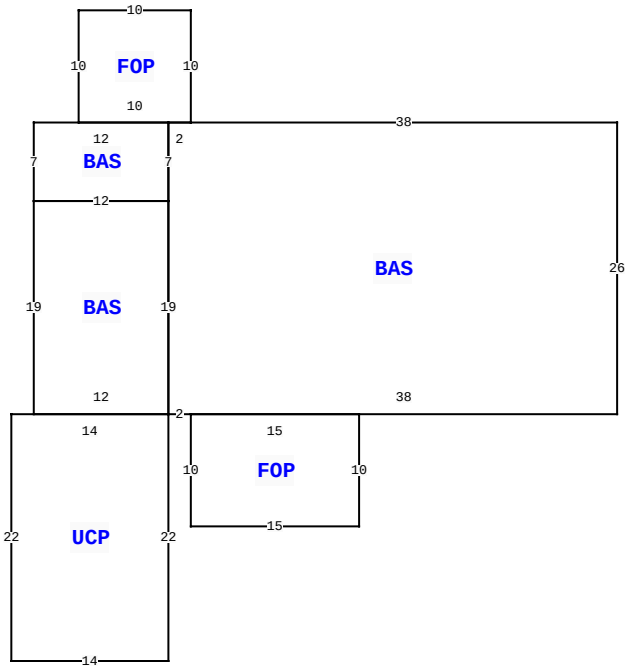
NEIGHBORHOOD/LOC 16316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	7,205
BAS	228	100		228	19,555
BAS	1,040	100		1,040	89,198
FOP	100	30		30	2,573
FOP	150	30		45	3,860
UCP	308	20		62	5,318
TOTALS	1,910			1,489	127,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	117.8100	131.95	196,474	1979	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1352 HX Base Yr



1405 NW NASH RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	127,708
TOTAL MARKET OB/XF VALUE	6,625
TOTAL LAND VALUE - MARKET	16,500
TOTAL MARKET VALUE	150,833
SOH/AGL Deduction	0
ASSESSED VALUE	150,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,833
TOTAL JUST VALUE	150,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1436/433	4/26/2021	WD	Q	I	01	165,000
GRANTOR: BRIDGES DAVID & CHERY						
GRANTEE: HAMILTON HEATHER						
1198/1033	7/23/2010	WD	Q	I	01	103,000
GRANTOR: CRAIG HOLDER						
GRANTEE: DAVID & CHERYL BRID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FOP= N10 W10 S10 E10$ W2 BAS= W12 S7 E12 N7$S7 BAS= W12 S19 E12 N19$ S19 UCP= W14 S22 E14 N22$ E2 FOP= S10 E15 N10 W15$ E38 N26$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	0	0	0	500.00	UT	7.50	7.50	30	1993	1993	3	30	1,125	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
7	0296	SHED METAL	0	0	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

LAND DESCRIPTION

TOTAL OB/XF 6,625

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	0		A-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	15,000.00	15,000.00	16,500							

REVIEW DATE 02/01/2023 BY KS Total Acres: 1.10 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 11/04/2025 BY SYS