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

BOWLES CHARLENE D
1337 NW NASH RD
LAKE CITY, FL 32055

2026

16-3S-16-02161-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

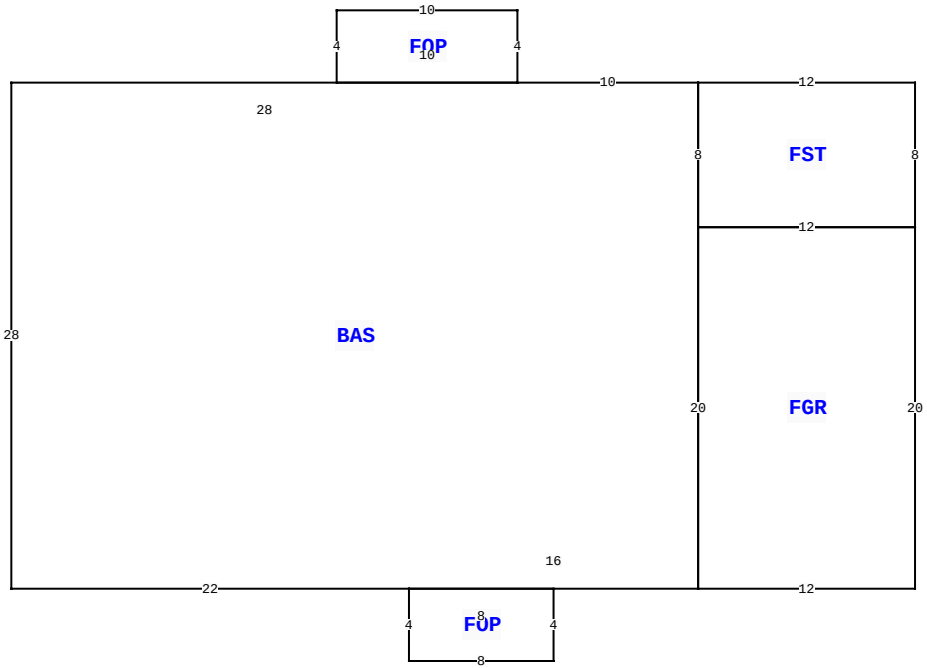
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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	1,064	100		1,064	85,979
FGR	240	55		132	10,667
FOP	32	30		10	808
FOP	40	30		12	970
FST	96	55		53	4,283
TOTALS	1,472			1,271	102,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,271	111.0000	124.32	158,011	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1064 HX Base Yr 2004



1337 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		102,707
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		15,150
TOTAL MARKET VALUE		119,357
SOH/AGL Deduction		43,987
ASSESSED VALUE		75,370
TOTAL EXEMPTION VALUE	HX HB WX	55,370
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		119,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0983/1631	5/13/2003	WD	Q	I		58,000
GRANTOR: GAIL R TOWELL (FKA GA						
GRANTEE: CHARLENE BOWLES						
0915/1537	11/22/2000	QC	Q	I	01	100
GRANTOR: GAIL CASTELLANOS						
GRANTEE: GAIL CASTELLANOS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N4 W10 S4 E10$ W28 S28 E22 FOP= S4 E8 N4 W8$
E16 FGR= E12 N20 W12 S20$ N20 FST= E12 N8 W12 S8$ N8$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0258	PATIO	0	100	8	10	80.00	UT	2.50	2.50	50	1993	1993	3	50	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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							

REVIEW DATE 02/01/2023 BY KS Total Acres: 1.01 Total Land Value: 15,150 Market: 0 Agricultural: 0 Common: 15,150 PRINTED 11/03/2025 BY SYS