

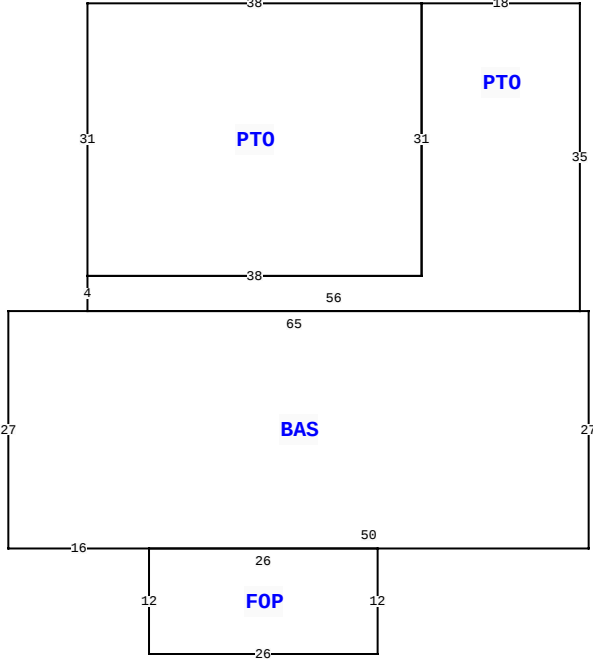
COMM NW COR OF SE1/4 OF SW1/4, R
FOR POB, CONT E 307.53 FT TO W R
770.56 FT TO N R/W NASH RD, W 32

FERNANDEZ FELIX TORIBIO/RODRIGUEZ YANIRA BARO
1507 NW NASH RD
LAKE CITY, FL 32055

2025

16-3S-16-02161-013



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	08	WD OR PLY 50	0800	02	1,989	113.2000	67.92	135,093	1989	1989	0	0	0	60.00	40.00	VALUATION SUMMARY													
Exterior Wall	31	VINYL SID 50	1 MOBILE HME 100% - 2021 Heated Area: 1782 HX Base Yr 2021													VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100														Tax Group: 3 Tax Dist:													
Roof Cover	14	PREFIN MT 100														BUILDING MARKET VALUE 54,037													
Interior Wall	04	PLYWOOD 100														TOTAL MARKET OB/XF VALUE 18,560													
Interior Floo	14	CARPET 70														TOTAL LAND VALUE - MARKET 47,256													
Interior Floo	08	SHT VINYL 30														TOTAL MARKET VALUE 109,133													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 38,872													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 70,261													
Bedrooms	2	100														TOTAL EXEMPTION VALUE HX HB 45,261													
Bathrooms	2	100														BASE TAXABLE VALUE 25,000													
Stories	1.	1. 100														TOTAL JUST VALUE 119,853													
Architectual	01	CONV 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Condition Adj	03	100	PREVIOUS YEAR MKT VALUE 96,270																										
Kitchen Adjus	01	01 100	XFOB:1:1: FLEE MH																										
Quality 05 05			PERMIT NUM DESCRIPTION AMT ISSUED																										
DOR CODE 5000 IMPROVED AG			SALES DATA																										
MAP NUM MKT AREA 01			OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																										
NEIGHBORHOOD/LOC 16316.00 1.00/			1394/0401 8/30/2019 WD Q I 01 63,500																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	GRANTOR: MIKE AMMANN AKA MIKE																							
BAS	1,782	100		1,782	48,413	GRANTEE: FELIX T FERNANDEZ &																							
FOP	312	35		109	2,961	1391/0901 8/13/2019 PB U I 18 0																							
PTO	782	5		39	1,060	GRANTOR: CLERK OF COURT (JUTTA																							
PTO	1,178	5		59	1,603	GRANTEE: MIKE AMMANN AKA MIK																							
TOTALS 4,054 1,989 54,037			BUILDING NOTES																										
EXTRA FEATURES			BUILDING DIMENSIONS																										
L N	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	BAS= W1 PT0= N35 W18 S31 W38PT0= N31 E38 S31 W38\$ S4 E56\$W65 S27 E16 FOP= S12 E26 N12 W26\$ E50 N27\$.												
1	0021	BARN, FR AE	0	100	12	48		1.00	UT 0.00	0.00	100	0	0	3	100	500													
2	0280	POOL R/CON	0	100	12	10		120.00	UT 70.00	70.00	100	1989	1989	3	40	3,360													
3	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	2,500													
4	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	300													
5	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000													
6	0169	FENCE/WOOD	0	100	0	0		1.00	UT 900.00	900.00	100	2023	2022		100	900													
7	9946	Well	0	100	0	0		1.00	UT 4,000.00	4,000.00	100	2023	2022		100	4,000													
TOTAL OB/XF 18,560																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0102	C	SFR/MH	100		A-1	0.00	0.00	4.12	AC		1.00	1.00	0.80	11,000.00	8,800.00	36,256												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	280.00	280.00	280												
3	9910	M	MKT. VAL. AG	0		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 KS Total Acres: 5.12 Total Land Value: 36,536 Market: 11,000 Agricultural: 280 Common: 36,256 PRINTED 08/12/2025 BY SYS																													