BEG AT SE COR OF SEC, RUN N
628.92 FT TO S R/W NASH RD, W
ALONG S R/W NASH RD 1412.37 FT

CARR KENNETH L/CARR PATRICIA ANN
2174 NW NASH RD
LAKE CITY, FL 32055

2026

17-3S-16-02162-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

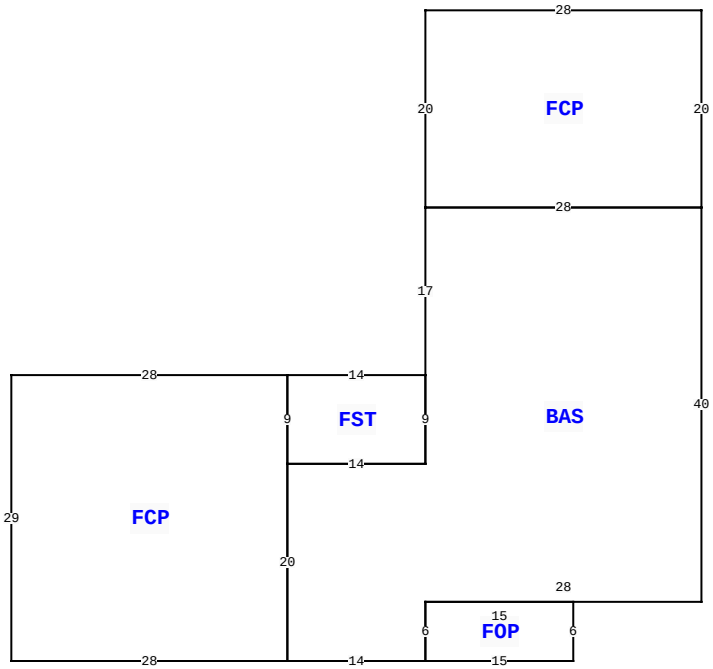
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	91,091
FCP	560	25		140	9,109
FCP	812	25		203	13,208
FOP	90	30		27	1,757
FST	126	55		69	4,490
TOTALS	2,988			1,839	119,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	89.3760	100.10	184,084	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1400 HX Base Yr



2174 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,655
TOTAL MARKET OB/XF VALUE		12,700
TOTAL LAND VALUE - MARKET		110,600
TOTAL MARKET VALUE		143,499
SOH/AGL Deduction		62,864
ASSESSED VALUE		80,635
TOTAL EXEMPTION VALUE	13 HX HB	80,635
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		242,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045947	Electrical Servic	0	11/17/2022
29471	ADDN SFR	283	06/10/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0568/0012	1/01/1978	03	Q	V		44,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S17 FST= W14 S9 E14N9$S9 W14 FCP= N9 W28 S29 E28 N20$ S20 E14 FOP= E15N6 W15 S6$ N6 E28 N40$ FCP= N20 W28 S20 E28$.

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	0	0	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 12,700

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	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.80	AC		1.00	1.00	1.00	280.00	280.00	4,144							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.80	AC		1.00	1.00	1.00	7,000.00	7,000.00	103,600							

REVIEW DATE 12/11/2024 BY tommy Total Acres: 15.80 Total Land Value: 11,144 Market: 103,600 Agricultural: 4,144 Common: 7,000 PRINTED 11/04/2025 BY SYS