COMM NW COR, RUN E 578.32 FT, S
FT FOR POB, RUN N 38 DEG E 339.7
398.99 FT, S 55 DEG W 325 FT, N

NASH FRANKLIN D/NASH LISA H
2629 NW NASH RD
LAKE CITY, FL 32055

**2026**

**17-3S-16-02167-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 |

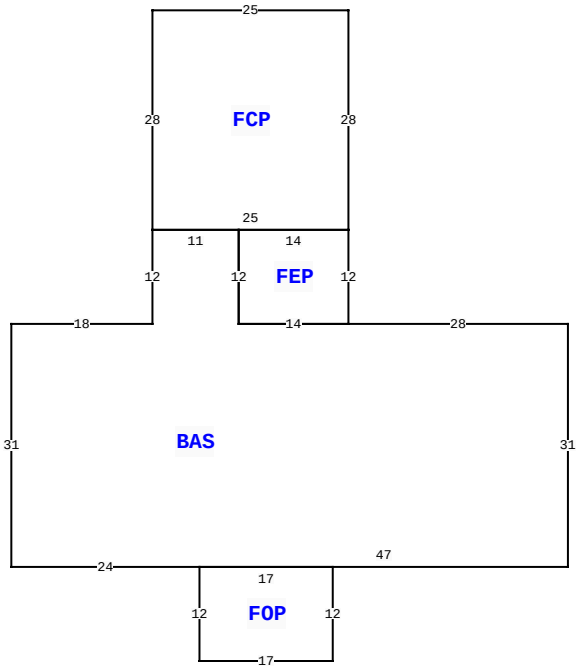
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 17316.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,333 | 100 | | 2,333 | 225,358 |
| FCP | 700 | 25 | | 175 | 16,905 |
| FEP | 168 | 80 | | 134 | 12,944 |
| FOP | 204 | 30 | | 61 | 5,892 |
| TOTALS | 3,405 | | | 2,703 | 261,099 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,703 | 113.4840 | 127.10 | 343,551 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 2333 HX Base Yr 2002




2629 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 | | 261,099 |
| TOTAL MARKET OB/XF VALUE | | 1,756 |
| TOTAL LAND VALUE - MARKET | | 39,150 |
| TOTAL MARKET VALUE | | 302,005 |
| SOH/AGL Deduction | | 112,719 |
| ASSESSED VALUE | | 189,286 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 138,564 |
| TOTAL JUST VALUE | | 302,005 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 305,440 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043509 | Roof Replacement | 19,000 | 01/12/2022 |
| 18135 | SFR | 390 | 04/06/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0913/2098 | 11/02/2000 | WD | Q | V | 01 | 100 |

GRANTOR: BOBBY FRANKLIN NASH

GRANTEE: FRANKLIN W & LISA H

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 FEP= N12 FCP= N28 W25 S28 E25$ W14 S12 E14$ W14 N12 W11 S12 W18 S31 E24 FOP= S12 E17 N12 W17$ E47 N31$.

## 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 | 504.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 756 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2023 | 2022 | | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,756

| 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 | 2.61 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 39,150 | | | | | | | |

REVIEW DATE 01/31/2023 BY KS Total Acres: 2.61 Total Land Value: 39,150 Market: 0 Agricultural: 0 Common: 39,150 PRINTED 11/17/2025 BY SYS