COMM SW COR, RUN E 1944.72 FT, N
TO N R/W NASH RD FOR POB, E 205.
N 232.44 FT, W 166.65 FT, S 241.

NASH ROBERT A/NASH DARLENE D
2703 NW NASH RD
LAKE CITY, FL 32055

2026

17-3S-16-02167-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

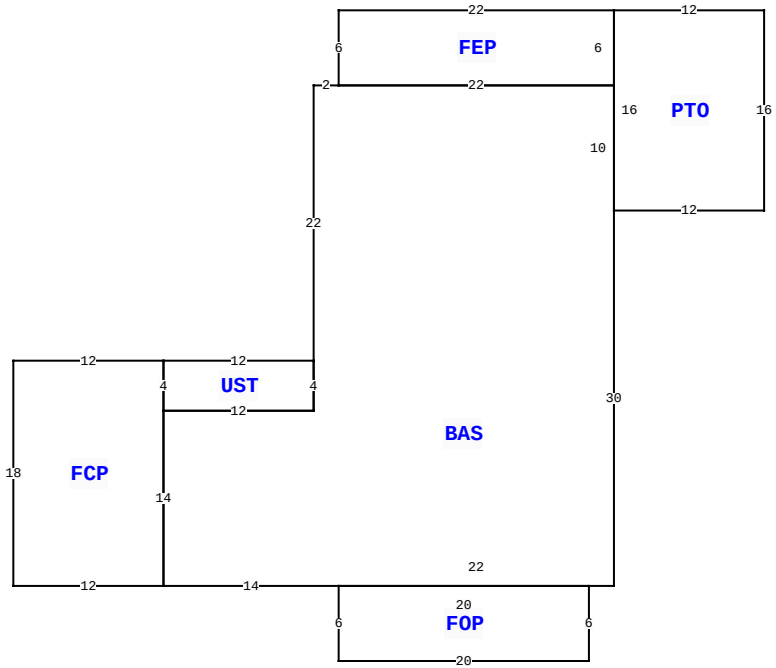
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	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	1,128	100		1,128	80,109
FCP	216	25		54	3,835
FEP	132	80		106	7,528
FOP	120	30		36	2,556
PTO	192	5		10	710
UST	48	45		22	1,563
TOTALS	1,836			1,356	96,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,356	97.5520	109.26	148,157	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1128 HX Base Yr 2001



2703 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,302
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		12,090
TOTAL MARKET VALUE		110,392
SOH/AGL Deduction		51,232
ASSESSED VALUE		59,160
TOTAL EXEMPTION VALUE	HX HB	34,160
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043374	Roof Replacement	3,200	12/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0913/2100	11/02/2000	WD	Q	V	01	100

GRANTOR: BOBBY F NASH

GRANTEE: ROBERT & DARLENE NA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 S22 UST= W12 S4 E12 N4$ S4 W12 FCP= N4 W12 S18 E12 N14$ S14 E14 FOP= S6 E20 N6 W20$ E22 N30 PTO= E12 N16 W12 S16$ N10 FEP= N6 W22 S6 E22$ W22$.

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	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0.93	AC		1.00	1.00	1.00	13,000.00	13,000.00	12,090							

REVIEW DATE 04/25/2022 BY JS Total Acres: 0.93 Total Land Value: 12,090 Market: 0 Agricultural: 0 Common: 12,090 PRINTED 11/17/2025 BY SYS