COMM SE COR OF BLACKBERRY FARMS
FT, SE 297.26 FT FOR POB, E 210
210 FT, N 210 FT TO POB & COMM S

NASH TYLER R/NASH AMY C
2625 NW NASH RD
LAKE CITY, FL 32055

2026

17-3S-16-02167-005

BUILDING CHARACTERISTICS

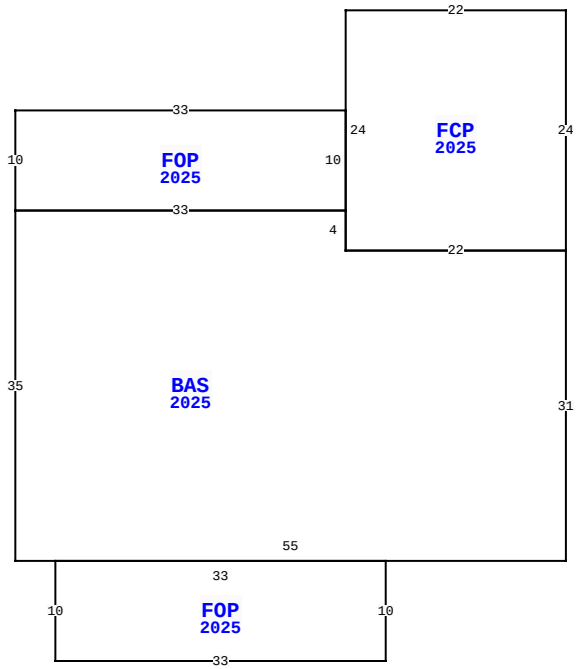
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,837	100	2025	1,837	239,259
FCP	528	25	2025	132	17,192
FOP	330	30	2025	99	12,894
FOP	330	30	2025	99	12,894
TOTALS	3,025			2,167	282,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	117.4635	131.56	285,091	2024	2024	0	0	0	1.00	99.00

2 SINGLE FAM 100% - 2025 Heated Area: 1837 HX Base Yr 2012



2625 NW NASH RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,240
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		306,840
SOH/AGL Deduction		0
ASSESSED VALUE		306,840
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,118
TOTAL JUST VALUE		332,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049826	New Residential C	280,000	05/15/2024
27188	M H	395	07/18/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/127	2/26/2024	WD	U	V	11	100
GRANTOR: NASH FRANKLIN DEWAYNE						
GRANTEE: NASH TYLER R						
1223/0527	10/14/2011	WD	U	I	30	25,000
GRANTOR: HEATHER N NASH						
GRANTEE: TYLER R NASH & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,0] W22 N4 W33 S35 E55 N31 $
FCP=[YR=2025;ORIG=-22,-24] E22 S24 W22 N24 $
FOP=[YR=2025;ORIG=-51,31] E33 S10 W33 N10 $
FOP=[YR=2025;ORIG=-55,-14] E33 S10 W33 N10 $
.

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	500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	27,500							

REVIEW DATE 12/03/2024 BY HC Total Acres: 6.00 Total Land Value: 16,400 Market: 27,500 Agricultural: 1,400 Common: 15,000 PRINTED 11/17/2025 BY SYS