COMM AT THE SW COR, E 3026.70 FT
115.12 FT TO POB, CONT N 702.93
S 734.73 FT TO N R/W LINE OF NAS

NASH RONALD C
2697 SW KING ST
LAKE CITY, FL 32024

2026

17-3S-16-02168-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

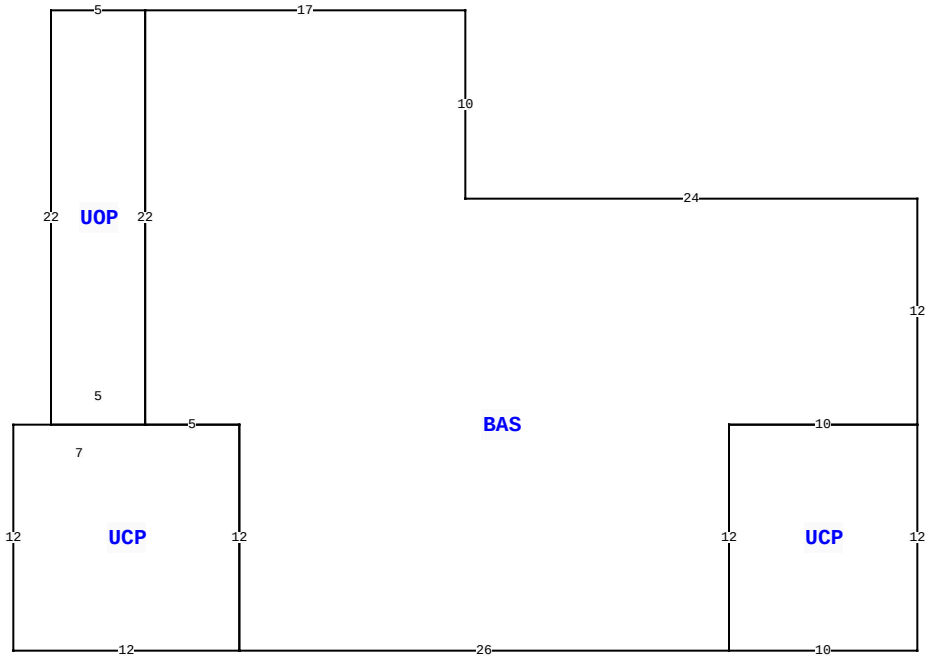
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	01	FLAT 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	974	100		974	17,419
UCP	120	20		24	429
UCP	144	20		29	519
UOP	110	25		28	501
TOTALS	1,348			1,055	18,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,055	74.5200	44.71	47,169	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 974 HX Base Yr



2567 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	18,868
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	80,968
SOH/AGL Deduction	5,663
ASSESSED VALUE	75,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,305
TOTAL JUST VALUE	80,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1423	9/22/2023	QC	U	I	11	100
GRANTOR: NASH ROBERT ARNOLD						
GRANTEE: NASH RONALD C						
1108/2223	1/10/2007	QC	U	I	11	100
GRANTOR: NASH ROBERT ARNOLD						
GRANTEE: NASH ROBERT ARNOLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N10 W17 UOP= W5 S22 E5 N22$ S22 UCP= W7 S12 E12 N12 W5$ E5 S12 E26 UCP= E10 N12 W10 S12$ N12 E10 N12$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS