

COMM AT SW COR OF SEC. RUN E 164
POB, RUN N 290.4 FT, E 150 FT, S
W 150 FT TO POB, EX RD R/W. ALSO

KERR DEBORAH A
2763 NW NASH ROAD
LAKE CITY, FL 32055

2026

17-3S-16-02168-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	432	100		432	43,507
BAS	1,369	100		1,369	137,872
FOP	81	30		24	2,417
FOP	296	30		89	8,963
FST	84	55		46	4,633
FST	216	55		119	11,984
USP	216	35		76	7,654
UST	72	45		32	3,223

TOTALS	2,766			2,187	220,252
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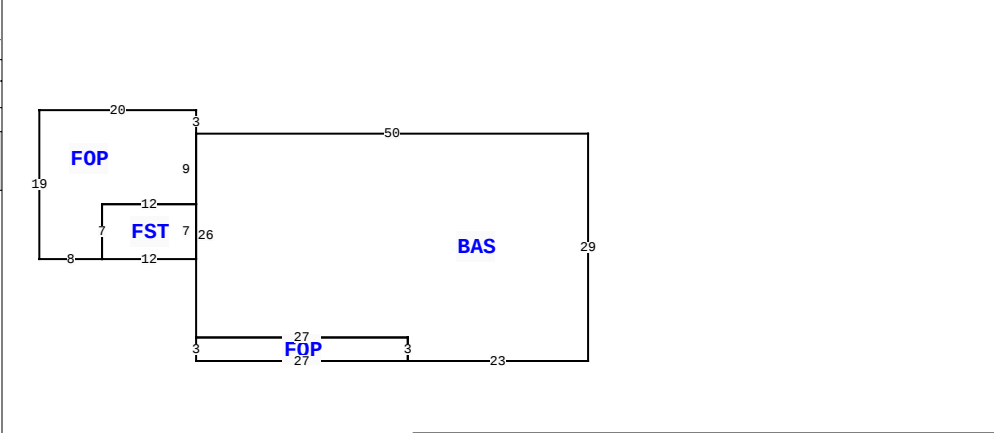
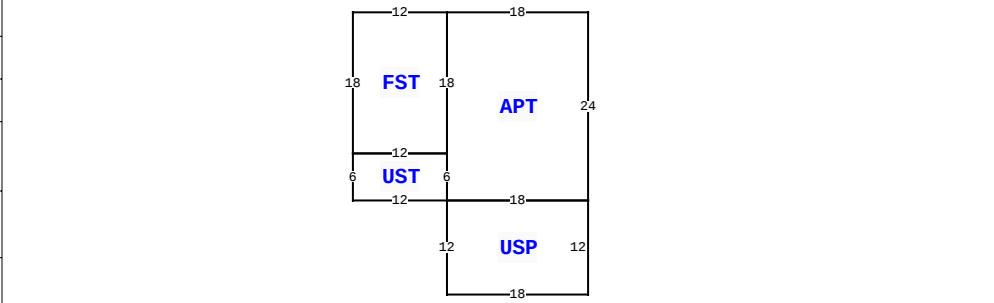
EXTRA FEATURES

L N	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	1,200.00	100	1993	1993	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16		512.00	70.00	100	1980	1980	3	40	14,336	
3	0294	SHED WOOD/	0	100	12	8		96.00	3.50	100	2000	2000	3	100	336	
4	0070	CARPORT UF	0	100	0	0		1.00	0.00	100	2018	2018	3	100	700	
5	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2018	2018	3	100	400	
6	0120	CLFENCE 4	0	100	0	0		1.00	0.00	100	2018	2018	3	100	800	
7	0169	FENCE/WOOD	0	100	0	0		1.00	0.00	100	2018	2018	3	100	200	
8	0296	SHED METAL	0	100	0	0		1.00	800.00	100	2023	2022		100	800	
9	0104	GENERATOR	0	100	0	0		1.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.94	AC		1.00	1.00	1.25	13,000.00	16,250.00	15,275							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,187	119.8920	134.28	293,670	1980	2000	0	0	0	25.00	75.00	
1 SINGLE FAM 100% - 2024				Heated Area: 1801				HX Base Yr 2024					



2763 NW NASH RD, LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													23,872									
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COLUMBIA COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			220,252
TOTAL MARKET OB/XF VALUE			23,872
TOTAL LAND VALUE - MARKET			15,275
TOTAL MARKET VALUE			259,399
SOH/AGL Deduction			109,205
ASSESSED VALUE			150,194
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			99,472
TOTAL JUST VALUE			259,399
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048275	Roof Replacement	5,483	09/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2763	9/16/2024	LE	U	I	14	100
GRANTOR: KERR DEBORAH A (ENH L)						
GRANTEE: KERR WILLIAM ARTHUR						
1499/635	8/24/2023	WD	Q	I	01	325,000
GRANTOR: WESTRIDGE INGRID R						
GRANTEE: KERR DEBORAH A						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W50 FOP= N3 W20 S19 E8 FST= E12 N7 W12 S7\$ N7 E12 N9\$ S26 FOP= S3 E27 N3 W27\$ E27S3 E23 N29\$ PTR=N30 APT= N24 W18 FST= W12 S18 E12 N18\$ S18 UST= W12 S6 E12 N6\$ S6 USP= S12 E18 N12 W18\$ E18\$ S30\$.