COMM NW COR OF SW1/4 OF SW1/4, R
FOR POB, CONT E 166.39 FT, S 130
N R/W NASH RD, W ALONG R/W 166.3

FOUST EDWARD P III
3013 NW NASH RD
LAKE CITY, FL 32055

2026

17-3S-16-02169-003

BUILDING CHARACTERISTICS

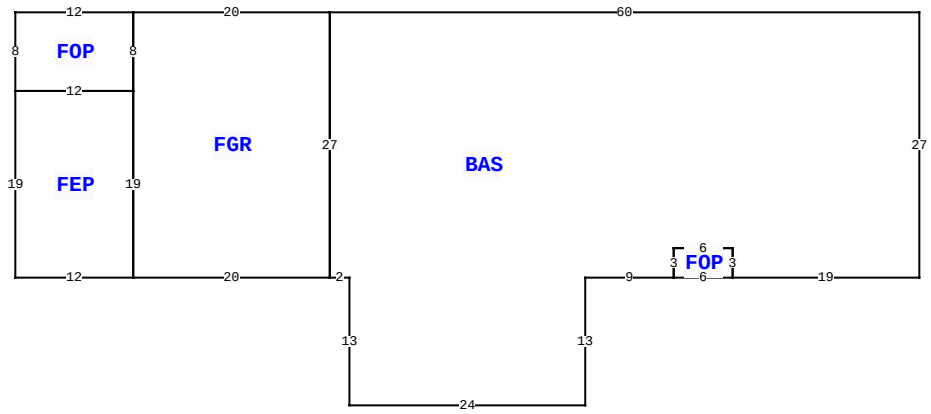
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,914	100		1,914	112,713
FEP	228	85		194	11,425
FGR	540	55		297	17,490
FOP	18	35		6	353
FOP	96	35		34	2,002
TOTALS	2,796			2,445	143,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,445	113.9000	107.07	261,786	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1914 HX Base Yr



3013 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	143,982
TOTAL MARKET OB/XF VALUE	15,316
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	214,298
SOH/AGL Deduction	0
ASSESSED VALUE	214,298
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,298
TOTAL JUST VALUE	214,298
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047446	Roof Replacement	15,040	06/13/2023
24947	ADDN SFR	145	09/05/2006
24330	GARAGE	275	03/31/2006
24058	M H	275	01/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0060	9/12/2016	WD	Q	I	01	139,000
GRANTOR: GARY S & PEGGY L MOOR						
GRANTEE: EDWARD P FOUST III						
1272/0996	4/07/2014	WD	Q	I	01	109,300
GRANTOR: CONNIE A BYRNE						
GRANTEE: GARY S & PEGGY S MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 FGR= W20 FOP= W12 S8 E12 N8$ S8 FEP= W12 S19 E12 N19$ S19 E20 N27$ S27 E2 S13 E24 N13E9 FOP= E6 N3 W6 S3$ N3 E6 S3 E19 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	0	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	10	28	280.00	UT	2.50	2.50	100	2006	2006	3	100	700	
5	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	3,400	
6	0081	DECKING WI	0	0	20	20	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 15,316

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 06/15/2018 BY KR Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/07/2025 BY SYS