BEG INTERS N R/W NASH RD & W LIN
SE1/4, RUN SE ALONG R/W APPROX 5
194.59 FT, N 101.18 FT, W 260 FT

NASH JASON WAYNE/NASH MERINDA ANNETTE
169 NW JEAN CT
LAKE CITY, FL 32055

2026

18-3S-16-02172-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

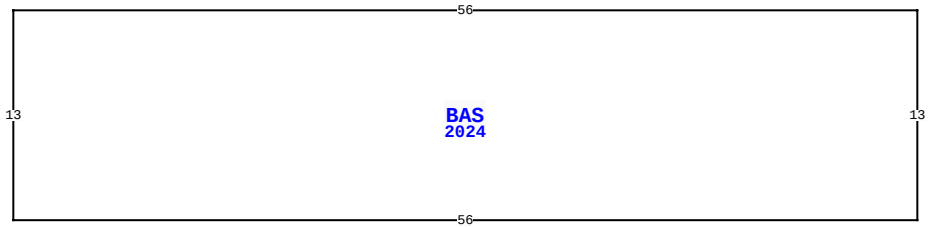
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2024	728	78,652
TOTALS	728			728	78,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	728	112.5000	111.38	81,085	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 0% - 2024 Heated Area: 728 HX Base Yr



169 NW JEAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/13/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		309,530
TOTAL MARKET OB/XF VALUE		37,100
TOTAL LAND VALUE - MARKET		62,800
TOTAL MARKET VALUE		358,980
SOH/AGL Deduction		20,754
ASSESSED VALUE		338,226
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,504
TOTAL JUST VALUE		409,430
NCON VALUE		230,878
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053136	Mobile Home		05/19/2025
000046274	Mobile Home		01/17/2023
15254	M H	125	03/19/1999
8850	M H	125	09/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/581	5/17/2025	WD	U	I	11	100
GRANTOR: NASH JASON WAYNE						
GRANTEE: NASH JASON WAYNE						
1538/1932	4/25/2025	QC	U	I	11	100
GRANTOR: NASH WAYNE H						
GRANTEE: NASH JASON WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=12,17] E56 S13 W56 N13 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1987	1987	3	100	1,200	
3	0120	CLFENCE 4	0	100	10	9	100.00	UT	2.50	2.50	100	1993	1993	3	100	250	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	9945	Well/Sept	0	100	0	0	3.00	UT	7,000.00	7,000.00	100			3	100	21,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
8	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,800.00	4,800.00	100	2024	2023		100	4,800	

TOTAL OB/XF 37,100

LAND DESCRIPTION

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.28	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,800							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.28	AC		1.00	1.00	1.00	445.00	445.00	2,350							

REVIEW DATE 08/11/2025 BY randall Total Acres: 6.28 Total Land Value: 12,350 Market: 52,800 Agricultural: 2,350 Common: 10,000 PRINTED 11/18/2025 BY SYS

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Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
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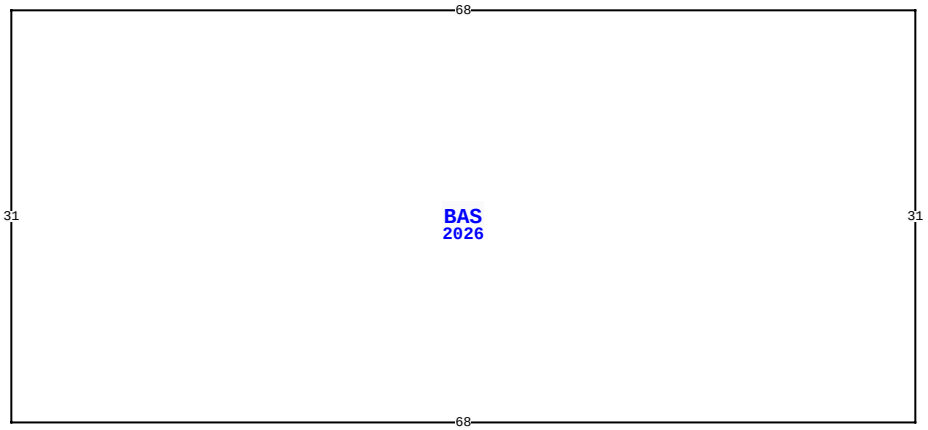
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2026	2,108	230,878
TOTALS	2,108			2,108	230,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	108.5000	111.76	235,590	2025	2025	0	0	0	2.00	98.00

3 MANUF 3 100% - 2026 Heated Area: 2108 HX Base Yr



169 NW JEAN CT, LAKE CITY

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1538/1932	4/25/2025	QC	U	I	11	100
GRANTOR: NASH WAYNE H						
GRANTEE: NASH JASON WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,17] E68 S31 W68 N31 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/11/2025 BY randall Total Acres: 6.28 Total Land Value: 12,350 Market: 52,800 Agricultural: 2,350 Common: 10,000 PRINTED 11/18/2025 BY SYS