

HUNTER LORRAINE C
3397 NW NASH RD
LAKE CITY, FL 32055

18-3S-16-02177-119

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 03 COMMON BRK 100
Roof Structur 03 GABLE/HIP 100
Roof Cover 12 MODULAR MT 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
Frame 02 WOOD FRAME 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 18316.010 1.00/

AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,531 100 1,531 149,445
FGR 525 55 289 28,210
FOP 256 30 77 7,517
FST 50 55 28 2,733
USP 192 35 67 6,540

TOTALS 2,554 1,992 194,444

MARKET ADJUSTMENTS

TOTAL OB/XF 3,709

REVIEW DATE 05/14/2024 BY JS Total Acres: 5.70 Total Land Value: 56,430 Market: 0 Agricultural: 0 Common: 56,430 PRINTED 11/07/2025 BY SYS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,992 116.2060 130.15 259,259 2000 2000 0 0 25.00 75.00

1 SINGLE FAM 100% - 2001 Heated Area: 1531 HX Base Yr 2001

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 194,444
TOTAL MARKET OB/XF VALUE 3,709
TOTAL LAND VALUE - MARKET 56,430
TOTAL MARKET VALUE 254,583
SOH/AGL Deduction 93,205
ASSESSED VALUE 161,378
TOTAL EXEMPTION VALUE HX HB WX 55,722
BASE TAXABLE VALUE 105,656
TOTAL JUST VALUE 254,583
NCON VALUE 0
INCOME VALUE PREVIOUS YEAR MKT VALUE 257,176

LAND:2:1: ASSESSED AS LARGE TRACT JOINS OTHER PARC PRMT:1:1: RINDLE

SUBDIVISION DATA

SALES DATA OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

0881/2450 6/07/1999 WD Q V 01 26,500

GRANTOR: RICHARDSON GRANTEE: HUNTER

0857/2151 11/01/1997 WD Q V 01 0

GRANTOR: GEORGE RICHARDSON GRANTEE: CAROL T RICHARDSON

BUILDING NOTES BAS= W10 USP= N12 W16 S12 E16\$ W47 S28 E20 FOP= S8 E32 N8 W32\$ E32 N3 FST= E5 N10 W5 S10\$ N10 E5 FGR= S10 E21 N25 W21 S15\$ N15\$.

BUILDING DIMENSIONS