

NASH JO ANN
3090 NW NASH RD
LAKE CITY, FL 32055

2026

19-3S-16-02182-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectual Units	01	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05 05			
DOR CODE		0200MOBILE HOME			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		19316.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	57,029
UOP	180	25		45	1,251
UOP	440	25		110	3,057
TOTALS		2,672		2,207	61,337

EXTRA FEATURES															3088 NW NASH RD, LAKE CITY														
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	0294	SHED WOOD/	0 100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	480														
2	0296	SHED METAL	0 100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	960														
3	0294	SHED WOOD/	0 100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	720														
4	0296	SHED METAL	0 100	24	40	1.00	UT	0.00	0.00	100	0	0	3	100	800														
5	0296	SHED METAL	0 100	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	100														
6	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	30	1985	1985	3	30	3,000														
7	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200														
8	0255	MBL HOME S	0 100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500														

LAND DESCRIPTION										TOTAL OB/XF										7,760									
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					
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000												
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.64	AC		1.00	1.00	1.00	11,000.00	11,000.00	40,040												

REVIEW DATE	06/21/2024	BY	TS	Total Acres: 4.64	Total Land Value: 51,040	Market: 0	Agricultural: 0	Common: 51,040	PRINTED 11/19/2025 BY SYS														
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,207	115.8000	69.48	153,342	1994	1994		0	0	60.00 40.00

1 MOBILE HME 100% - 0

Heated Area: 2052HX Base Yr

UOP

BAS

UOP

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	61,337		
TOTAL MARKET OB/XF VALUE	7,760		
TOTAL LAND VALUE - MARKET	51,040		
TOTAL MARKET VALUE	120,137		
SOH/AGL Deduction	40,276		
ASSESSED VALUE	79,861		
TOTAL EXEMPTION VALUE	HX HB WX DX SX	79,861	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	120,137		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	120,137		

BLDG:1:1: 1995 STON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050110	Electrical Servic	0	06/13/2024
17562	M H	125	10/20/2000
9701	PUMP/UTPOL	30	05/10/1995

SALES DATA

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