

COMM NW COR, RUN E 496 FT, S 25.
NASH RD, E ALONG R/W 82.26 FT FO
E 289.20 FT, S 436.98 FT, S 25 D

MORALES ADISBEL VERDECIA
2956 NW NASH RD
LAKE CITY, FL 32055

2026

20-3S-16-02193-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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		01

NEIGHBORHOOD/LOC	20316.00	1.00/
------------------	----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,092	100		2,092	168,724
FCP	414	25		104	8,388
FDU	462	60		277	22,341
FOP	36	30		11	887
FSP	144	40		58	4,678
FSP	192	40		77	6,210
UCP	100	20		20	1,613

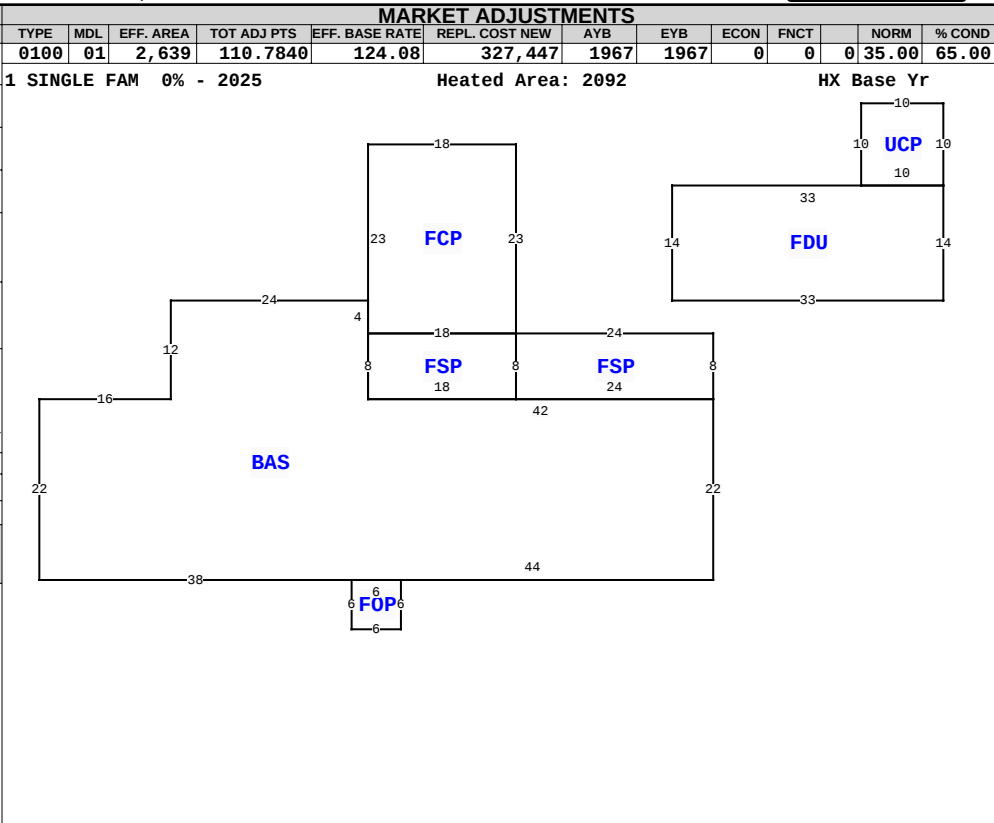
TOTALS	3,440			2,639	212,841
--------	-------	--	--	-------	---------

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
7	0020	BARN, FR	0	0	30	24	1.00	UT	0.00	2,000.00	100	2021	1975	100	100	2,000	
8	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	2025	1999	40	40	14,336	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	2.89	AC		1.00	1.00	1.00	12,000.00	12,000.00	34,680							



2956 NW NASH RD, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
7	0020	BARN, FR	0	0	30	24	1.00	UT	0.00	2,000.00	100	2021	1975	100	100	2,000	
8	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	2025	1999	40	40	14,336	

TOTAL OB/XF

19,636

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY				PAGE 1 of 1	3
VALUATION BY	STANDARD				
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE	212,841				
TOTAL MARKET OB/XF VALUE	19,636				
TOTAL LAND VALUE - MARKET	34,680				
TOTAL MARKET VALUE	267,157				
SOH/AGL Deduction	0				
ASSESSED VALUE	267,157				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	267,157				
TOTAL JUST VALUE	267,157				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	267,157				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27995	MAINT/ALTR	45	08/06/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1459	9/12/2024	WD	Q	I	01	334,000

GRANTOR: JACKSON FRANK ELI	
GRANTEE: MORALES ADISBEL VER	
1416/2471	6/30/2020 WD U I 37 125,500
GRANTOR: KATHY LORD	
GRANTEE: FRANK ELI & BRITTAN	

BUILDING NOTES

--

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S12 W16 S22 E38 E44 N22 W42 N8 N4 \$
FDU=[ORIG=70,0] N14 W33 S14 E33 \$
FCP=[ORIG=0,4] E18 N23 W18 S23 \$
FSP=[ORIG=42,12] N8 W24 S8 E24 \$
FSP=[ORIG=18,4] W18 S8 E18 N8 \$
UCP=[ORIG=70,-14] N10 W10 S10 E10 \$
FOP=[ORIG=-2,34] S6 E6 N6 W6 \$
.