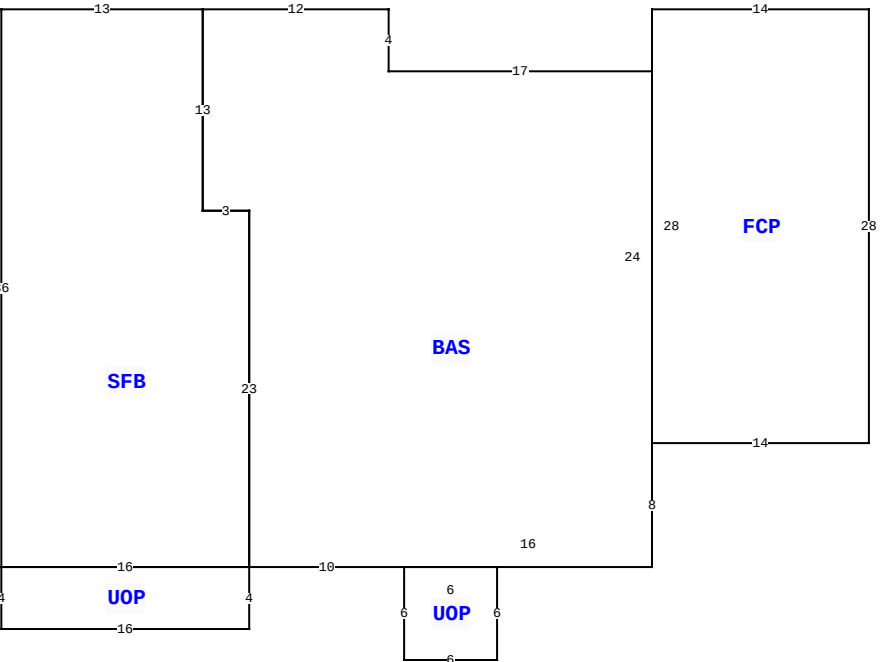


NASH HENRY THOMAS
3000 NW NASH ROAD
LAKE CITY, FL 32055

20-3S-16-02209-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										PAGE 1 of 1 3									
Exterior Wall 31 VINYL SID 100										0100 01 1,455 91.3275 102.29 148,832 1952 1952 0 0 0 35.00 65.00										VALUATION SUMMARY									
Roof Structure 03 GABLE/HIP 100										1 SINGLE FAM 100% - 0 Heated Area: 1444 HX Base Yr										VALUATION BY STANDARD									
Roof Cover 14 PREFIN MT 100																				Tax Group: 3 Tax Dist:									
Interior Wall 04 PLYWOOD 50																				BUILDING MARKET VALUE 96,741									
Interior Wall 05 DRYWALL 50																				TOTAL MARKET OB/XF VALUE 10,940									
Interior Floor 09 PINE WOOD 100																				TOTAL LAND VALUE - MARKET 22,875									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 130,556									
Heating Type 02 CONVECTION 100																				SOH/AGL Deduction 59,403									
Bedrooms 3 100																				ASSESSED VALUE 71,153									
Bathrooms 1 100																				TOTAL EXEMPTION VALUE HX HB 46,153									
Frame 01 NONE 100																				BASE TAXABLE VALUE 25,000									
Stories 1. 100																				TOTAL JUST VALUE 130,556									
Architectual 05 CONV 100										NCON VALUE 0																			
Units 0 100										INCOME VALUE																			
Condition Adj 03 100										PREVIOUS YEAR MKT VALUE 130,556																			
Kitchen Adj 01 01 100																													
Quality 03 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 20316.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 907 100 907 60,305																													
FCP 392 25 98 6,516																													
SFB 537 80 430 28,590																													
UOP 36 20 7 465																													
UOP 64 20 13 865																													
TOTALS 1,936 1,455 96,741																													
EXTRA FEATURES										3000 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										BLD DATE LGL DATE 04/07/2025 MLU																			
1 0070 CARPORT UF 0 100 12 20 240.00 UT 3.50 3.50 100 1993 1993 3 100 840										XF DATE LAND DATE AG DATE																			
2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 2005 2005 3 100 1,200																													
3 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 400																													
4 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2018 2018 3 100 500																													
5 0070 CARPORT UF 0 100 0 0 1.00 UT 8,000.00 8,000.00 100 2023 2022 100 8,000																													
LAND DESCRIPTION										TOTAL OB/XF 10,940																			
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 0100 C SFR 100 A-1 0.00 0.00 1.83 AC 1.00 1.00 1.00 12,500.00 12,500.00 22,875																													
REVIEW DATE 02/06/2023 BY KS										Total Acres: 1.83 Total Land Value: 22,875 Market: 0 Agricultural: 0 Common: 22,875 PRINTED 11/19/2025 BY SYS																			