

N1/2 OF NW1/4, EX 1 AC DESC ORB
& EX 1.85 AC FOR BALANCE RD DESC
& EX 5.01 AC DESC ORB 960-2654 &

OWENS DANIEL E/OWENS PAULA P
P 0 BOX 2296
LAKE CITY, FL 32056

2026

21-3S-16-02211-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5000IMPROVED AG	
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC	21316.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	153,628
FCP	528	25		132	11,419
FEP	240	80		192	16,608
FOP	132	30		40	3,460
FST	132	55		73	6,315

TOTALS	2,808			2,213	191,429
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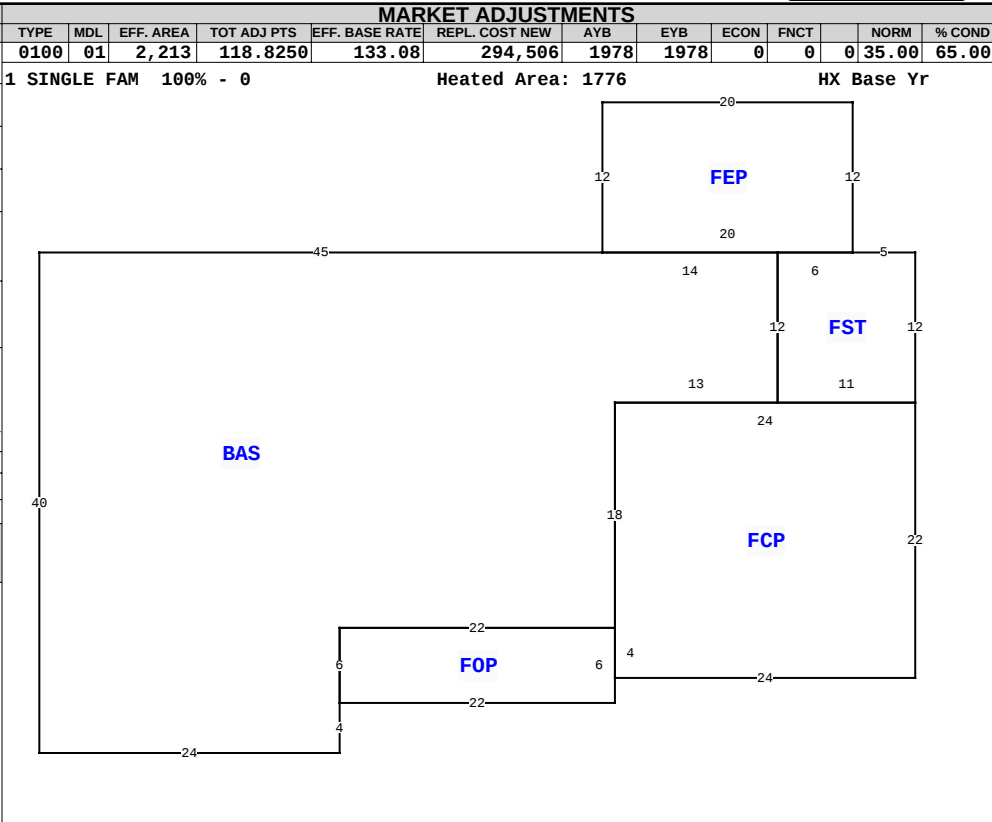
EXTRA FEATURES

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
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN, FR	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0252	LEAN-TO W/	0 100	12	24	288.00	UT	2.00	2.00	60	1993	1993	3	60	346	
4	0252	LEAN-TO W/	0 100	12	24	288.00	UT	2.00	2.00	60	1993	1993	3	60	346	
5	0060	CARPORT F	0 100	24	24	576.00	UT	5.00	5.00	60	1993	1993	3	60	1,728	
6	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
7	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	
2	5600	A	TIMBER 3	0	
3	5500	A	TIMBER 2	0	
4	9910	M	MKT. VAL. AG	0	

REVIEW DATE	02/09/2023	BY	KS
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1606 NW NASH RD, LAKE CITY	BLD DATE	LGL DATE	05/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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7	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	

TOTAL OB/XF 4,720

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	
	A-1	0.00	0.00	29.33	AC		1.00	1.00	1.00	281.00	281.00	
	A-1	0.00	0.00	10.14	AC		1.00	1.00	1.00	445.00	445.00	
	A-1	0.00	0.00	39.47	AC		1.00	1.00	1.00	5,500.00	5,500.00	2

Total Acres:	40.47	Total Land Value:	18,254	Market:	217,085	Agricultural:	12,754	Common:	5,500
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COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,429
TOTAL MARKET OB/XF VALUE		4,720
TOTAL LAND VALUE - MARKET		222,585
TOTAL MARKET VALUE		214,403
SOH/AGL Deduction		101,559
ASSESSED VALUE		112,844
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,122
TOTAL JUST VALUE		418,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S40 E24 N4 FOP= E22N6 W22 S6\$ N6 E22 FCP= S4 E24N22 W24 S18\$ N18 E13 FST= E11N12 W5 FEP= N12 W20 S12 E20\$ W6 S12\$N12 W14\$.