SOUTH 210 FT OF EAST 210 FT OF N OF NE1/4 OF NW1/4

OWENS ANDREW ERIK
PO BOX 2296
LAKE CITY, FL 32056-2296

2026

21-3S-16-02211-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

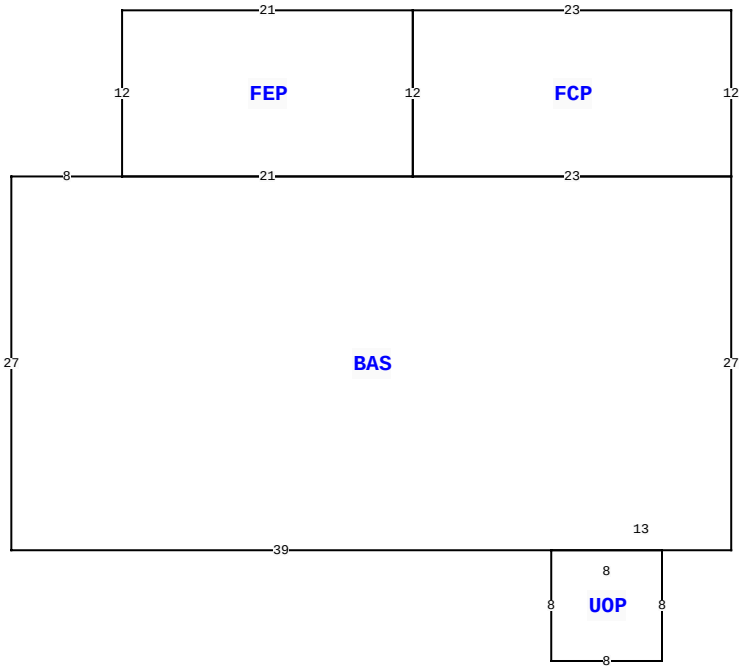
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	33,904
FCP	276	25		69	1,666
FEP	252	85		214	5,168
UOP	64	25		16	386
TOTALS	1,996			1,703	41,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,703	100.6200	60.37	102,810	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 1404 HX Base Yr 2007



1764 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		41,124
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		9,000
TOTAL MARKET VALUE		54,324
SOH/AGL Deduction		21,320
ASSESSED VALUE		33,004
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,004
TOTAL JUST VALUE		54,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1048/1504	6/09/2005	WD	Q	I	06	100

GRANTOR: DANIEL & PAULA OWENS

GRANTEE: ANDREW ERIK OWENS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 S27 E39 UOP= S8 E8 N8 W8$ E13 N27 FCP= N12 W23 S12 E23$ W23 FEP= N12 W21 S12 E21$ W21$.

EXTRA FEATURES

LN	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	2014	2014	3	100	1,200	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	9,000.00	9,000.00	9,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 1.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/19/2025 BY SYS