W 163 FT OF N 335 FT OF NE1/4
ORB 764-797.

JORDAN CHARLES D/JORDAN VALERIE F
472 NW NASH RD
LAKE CITY, FL 32055

2026

22-3S-16-02246-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

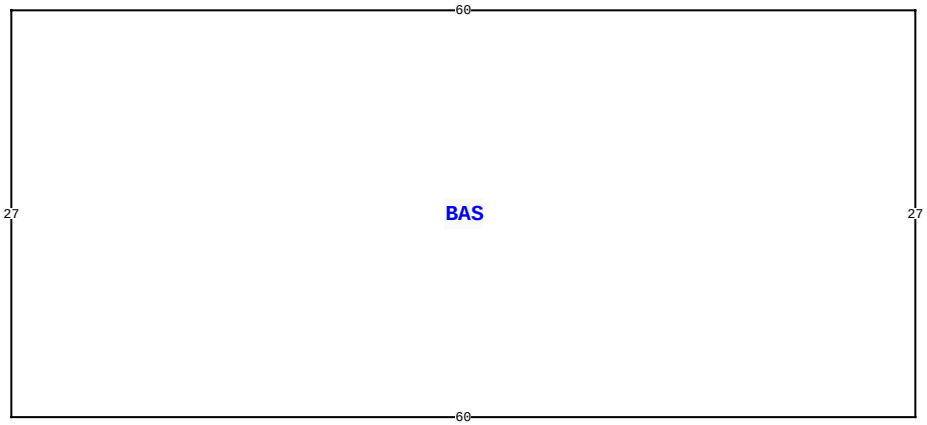
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	114,724
TOTALS	1,620			1,620	114,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	115.9000	108.95	176,499	2010	2010	0	0	0	35.00	65.00

2 MANUF 1 100% - 0 Heated Area: 1620 HX Base Yr



472 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		114,724
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		18,750
TOTAL MARKET VALUE		140,674
SOH/AGL Deduction		80,966
ASSESSED VALUE		59,708
TOTAL EXEMPTION VALUE	HX HB	34,708
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		140,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,969

LAND:1:1: 1.25 AC

SALE:1:1: 1.25 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29029	M H	0	11/23/2010
10333	M H	125	10/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0761/2309	6/30/1992	WD	Q	V		5,000

GRANTOR: HOWARD BULTHIUS

GRANTEE: CHARLES JORDAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	15,000.00	15,000.00	18,750							

REVIEW DATE 02/17/2023 BY KS Total Acres: 1.25 Total Land Value: 18,750 Market: 0 Agricultural: 0 Common: 18,750 PRINTED 11/18/2025 BY SYS