COMM NW COR OF NW1/4 OF NW1/4, R
FOR POB, CONT E 210 FT, S 210 FT
210 FT TO POB. BEING IN NW1/4 OF

RICE MELINDA
776 NW NASH RD
LAKE CITY, FL 32055

2026

22-3S-16-02249-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

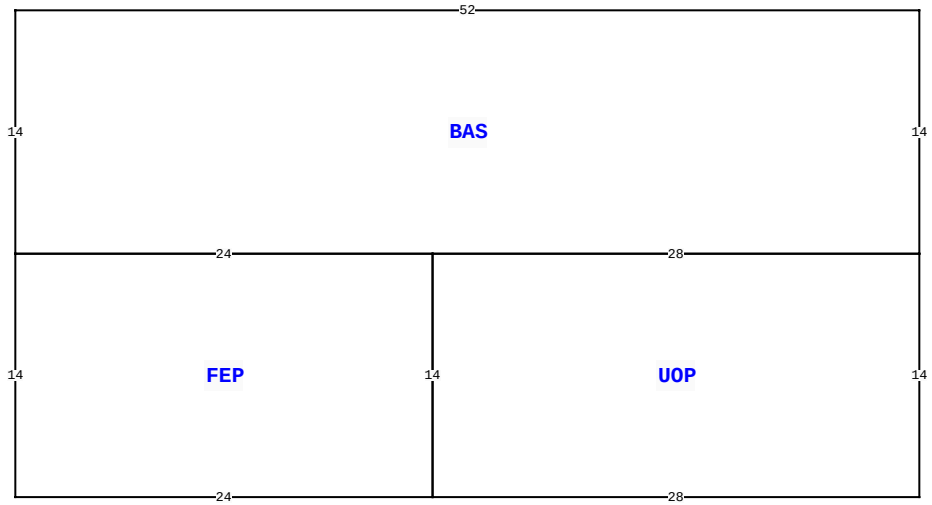
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	728	100		728	12,422
FEP	336	85		286	4,880
UOP	392	25		98	1,672
TOTALS	1,456			1,112	18,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,112	71.1000	42.66	47,438	1990	1990	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2022 Heated Area: 728 HX Base Yr



776 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	18,975
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	42,475
SOH/AGL Deduction	0
ASSESSED VALUE	42,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,475
TOTAL JUST VALUE	42,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22270	M H	268	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/642	6/15/2021	QC	U	I	11	100
GRANTOR: RICE MARK						
GRANTEE: RICE MELINDA						
1248/1481	1/21/2013	QC	U	I	11	100
GRANTOR: JOY PEPPER WILLIAMS						
GRANTEE: MARK & MARY RICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 FEP= S14 E24 N14 W24$ E24 UOP= S14 E28 N14 W28$ E28 N14$.

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	0294	SHED WOOD/	0	0	10	10	100.00	UT	5.00	5.00	100	2004	2004	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 02/17/2023 BY KS Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS