

S1/2 OF LOT 25 DESC AS: BEG SE C
 225.25 FT TO E R/W OF WHITETAIL
 R/W 11.28 FT, NRTHLY ALONG R/W 3

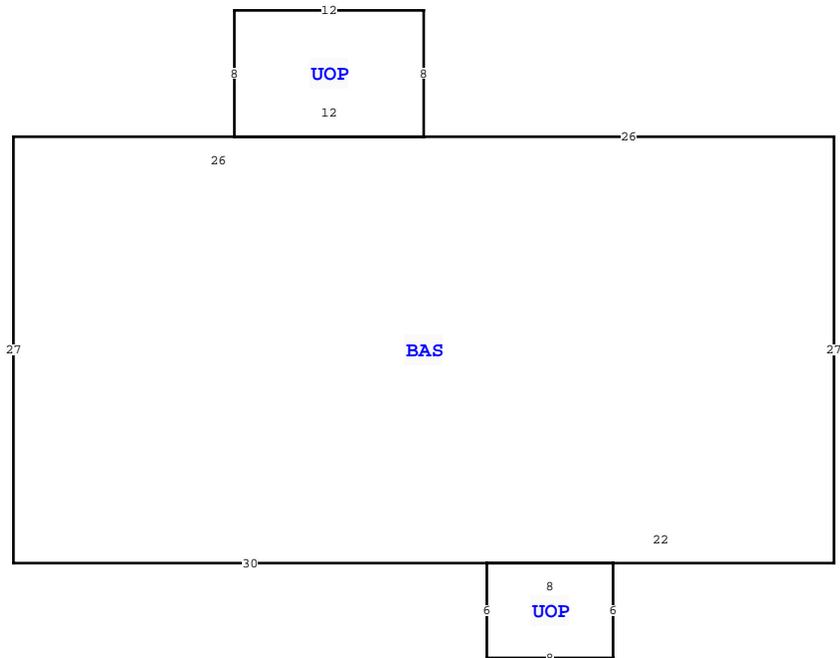
PARISH CHANDLER
 421 NW NASH RD
 LAKE CITY, FL 32055

2026

03-4S-16-02732-526

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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	3416.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
UOP	48	25	
UOP	96	25	
TOTALS	1,548		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2026			Heated Area: 1404		HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			86,288
TOTAL MARKET OB/XF VALUE			2,523
TOTAL LAND VALUE - MARKET			33,600
TOTAL MARKET VALUE			122,411
SOH/AGL Deduction			0
ASSESSED VALUE			122,411
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			122,411
TOTAL JUST VALUE			122,411
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2036	5/20/2025	QC	U	I	11	100
GRANTOR: PARISH TWILA DAWN						
GRANTEE: PARISH CHANDLER						
1390/2717	8/08/2019	PR	U	I	11	100
GRANTOR: ROGER SHAWN PARISH AS						
GRANTEE: TWILA DAWN PARISH						

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	0166	CONC, PAVMT	0	0	0	0	882.00	UT	1.50	1.50	100	1999	1999	3	100	1,323	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

TOTAL OB/XF														2,523										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MH	0.00	0.00	1.50	LT		1.00	1.00	0.80	28,000.00	22,400.00	33,600							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W26 UOP= N8 W12 S8 E12\$ W26 S27 E30 UOP= S6 E8 N6 W8\$ E22 N27\$.