

COMM SW COR OF SEC, RUN N 399 FT
 POB, RUN NE'LY 1791.46 FT, S APP
 SEC LINE, W ALONG SEC LINE APPRO

NASH FRANKLIN DEWAYNE/NASH LISA H
 2629 NW NASH RD
 LAKE CITY, FL 32055

2026

08-3S-16-02035-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 138,750 TOTAL MARKET VALUE 5,180 SOH/AGL Deduction 0 ASSESSED VALUE 5,180 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,180 TOTAL JUST VALUE 138,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 129,500											
DOR CODE 6200 PASTURE CLS33																															
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 8316.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/04/2026 MLU															
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															
																	SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1108/2225 1/16/2007 QC Q V 01 100 GRANTOR: FRANKLIN DEWAYNE NASH GRANTEE: FRANKLIN DEWAYNE NA 1104/2619 12/14/2006 PR Q V 06 100 GRANTOR: BOBBY FRANKLIN NASH E GRANTEE: FRANKLIN DEWAYNE NA														
TOTALS																	BUILDING NOTES BUILDING DIMENSIONS														
EXTRA FEATURES																															
LAND DESCRIPTION																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.50	AC		1.00	1.00	1.00	280.00	280.00	5,180														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	138,750														
REVIEW DATE 05/04/2026 BY MLU Total Acres: 18.50 Total Land Value: 5,180 Market: 138,750 Agricultural: 5,180 Common: 0 PRINTED 05/13/2026 BY SYS																															