COMM NE COR OF SE1/4 OF SW1/4, W
220 FT FOR POB, CONT S 92.81 FT,
N 308.88 FT TO N LINE OF SE1/4 O

SUAREZ ADIANE
1379 NW NASH RD
LAKE CITY, FL 32055

2026

10-4S-16-02856-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 10416.00   1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2024	1,860	165,824
TOTALS	1,860			1,860	165,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	01	1,860	97.0000	97.97	182,224	2020	2020	0	0	9.00	91.00

1 MANUF 2 0% - 2024   Heated Area: 1860   HX Base Yr

```
                                    60
        31                                              31
                              BAS
                              2024
                                    60
```

676 SW PRAIRIE ST, LAKE CITY

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

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	4,250.00	4,250.00	100	2024	2023		100	4,250	

COLUMBIA COUNTY PROPERTY   PAGE 1 of 1   3

VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 3   **Tax Dist:**

BUILDING MARKET VALUE	165,824
TOTAL MARKET OB/XF VALUE	12,250
TOTAL LAND VALUE - MARKET	19,890
TOTAL MARKET VALUE	197,964
SOH/AGL Deduction	0
ASSESSED VALUE	197,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,964
TOTAL JUST VALUE	197,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046395	Mobile Home		01/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/2262	4/21/2026	WD	Q	I	01	255,000

GRANTOR: GOODSON MARK
GRANTEE: SUAREZ ADIANE

| 1560/898 | 2/09/2026 | WD | U | I | 16 | 185,000 |

GRANTOR: BARNER MARK
GRANTEE: GOODSON MARK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-53,-9] E60 S31 W60 N31 $
.

LAND DESCRIPTION

LN	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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	2.21	AC		1.00	1.00	1.00	9,000.00	9,000.00	19,890							

TOTAL OB/XF   12,250

REVIEW DATE 04/29/2026   **BY** TP   Total Acres: 2.21   Total Land Value: 19,890   Market: 0   Agricultural: 0   Common: 19,890   **PRINTED 05/12/2026 BY SYS**