

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

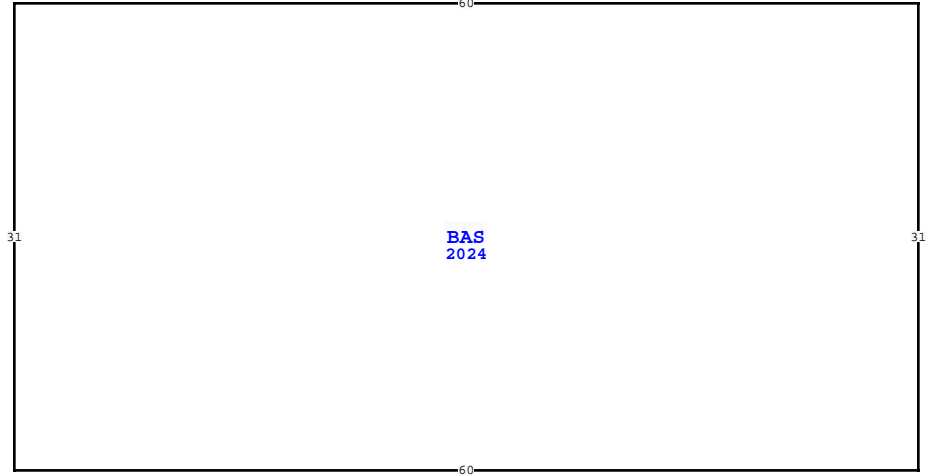
SUAREZ ADIANE
1379 NW NASH RD
LAKE CITY, FL 32055

2026

10-4S-16-02856-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,860	100	2024
TOTALS	1,860		159,256

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	94.09	175,007	2020	2020	0	0	9.00	91.00		
1 MANUF 2 0% - 2024 Heated Area: 1860 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	159,256			
TOTAL MARKET OB/XF VALUE	12,250			
TOTAL LAND VALUE - MARKET	19,890			
TOTAL MARKET VALUE	191,396			
SOH/AGL Deduction	0			
ASSESSED VALUE	191,396			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	191,396			
TOTAL JUST VALUE	191,396			
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						

EXTRA FEATURES		BLD DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	4,250.00

TOTAL OB/XF														12,250										
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	2.21	AC		1.00	1.00	1.00	9,000.00	9,000.00	19,890							

BUILDING NOTES	

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