COMM NW COR OF SW1/4 OF SE1/4, R FT, RUN E 340.30 FT FOR POB, CON FT, S 642.59 FT TO N R/W NASH RD

BALL MASON/BALL MICHELE
673NW CARR CT
LAKE CITY, FL 32055

2027

15-3S-16-02144-014

BUILDING CHARACTERISTICS

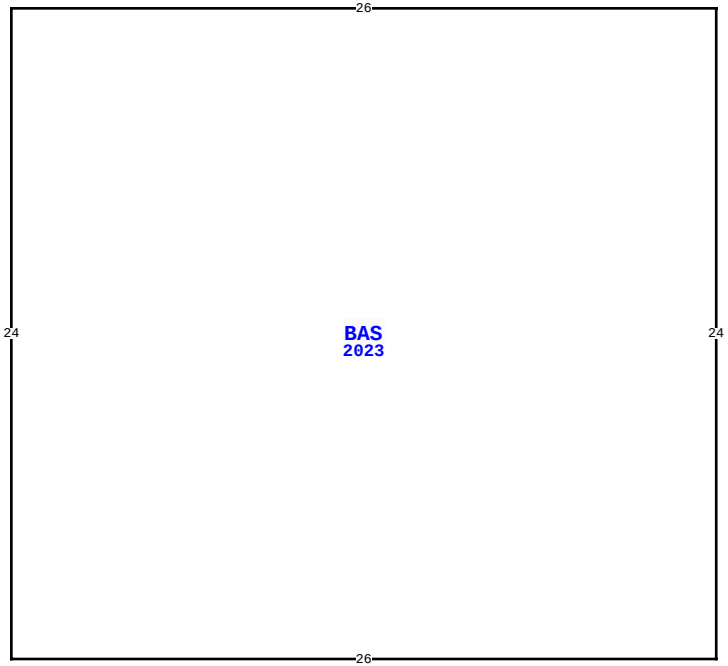
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	15316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2023	624	25,466
TOTALS	624			624	25,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	624	91.3000	54.78	34,183	2008	2008	0	0	0	25.50	74.50

1 STRG/CONV 0% - 2023 Heated Area: 624 HX Base Yr



421 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	776.00	UT	3.00	3.00	100	2008	2008	3	100	2,328	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,466
TOTAL MARKET OB/XF VALUE	2,328
TOTAL LAND VALUE - MARKET	60,240
TOTAL MARKET VALUE	88,034
SOH/AGL Deduction	0
ASSESSED VALUE	88,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,034
TOTAL JUST VALUE	88,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,885

SALE:2:1: $.70 STAMPS - HEIR PROPERTY

SALE:1:1: 5.02 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26329	GARAGE	171	10/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
142/601	12/15/2020	WD	Q	I	01	85,000
GRANTOR: PAGANO FRANK						
GRANTEE: BALL MASON						
1124/2760	6/29/2007	WD	Q	V		64,000
GRANTOR: JIMMY LEE & LINDA M J						
GRANTEE: FRANK & FRANCESCA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,13] E26 S24 W26 N24 $

.

LAND DESCRIPTION

TOTAL OB/XF 2,328

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	5.02	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,240							

REVIEW DATE 02/17/2023 BY KS Total Acres: 5.02 Total Land Value: 60,240 Market: 0 Agricultural: 0 Common: 60,240 PRINTED 11/16/2026 BY SYS