

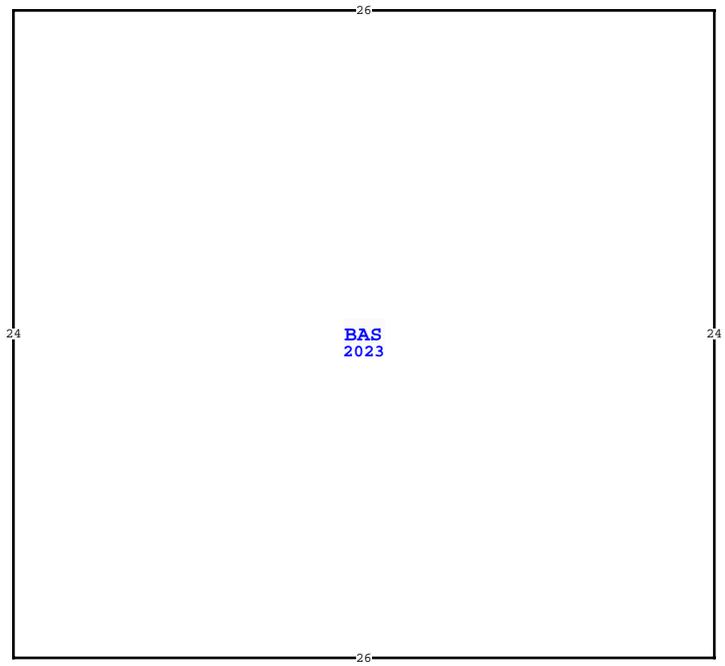
COMM NW COR OF SW1/4 OF SE1/4, R
 FT, RUN E 340.30 FT FOR POB, CON
 FT, S 642.59 FT TO N R/W NASH RD

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

2026

15-3S-16-02144-014


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floor	02	MIN PLYWD	100
Interior Floor	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
BAS	624	100	2023
TOTALS	624		27,163

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	STRG/CONV	0%	- 2023									
Heated Area: 624						HX Base Yr						
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				27,163		
TOTAL MARKET OB/XF VALUE				2,328		
TOTAL LAND VALUE - MARKET				60,240		
TOTAL MARKET VALUE				89,731		
SOH/AGL Deduction				8,935		
ASSESSED VALUE				80,796		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				80,796		
TOTAL JUST VALUE				89,731		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				84,395		
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 / I	V / I	RSN CD	SALE PRICE
142/601	12/15/2020	WD Q	Q	I	01	85,000
GRANTOR: PAGANO FRANK						
GRANTEE: BALL MASON						
1124/2760	6/29/2007	WD Q	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 \$						

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
1	0166	CONC,PAVMT	0	0	0	0		3.00	100	2008	2008	3 100
421 NW NASH RD, LAKE CITY												

TOTAL OB/XF													2,328											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							