

COMM SW COR, RUN E 635.61 FT  
FOR POB, RUN N 706.68 FT TO S  
R/W NASH RD, RUN E'LY ALONG

BOONE JAMES F  
182 SW GROUSE PLACE  
LAKE CITY, FL 32025

**2026**

16-3S-16-02153-003  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 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	01
NEIGHBORHOOD/LOC	16316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		24,372

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	924	109.9000	65.94	60,929	1986	1986		0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr														
1874 NW NASH RD, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/07/2025 MLU				
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		67,163	
TOTAL MARKET OB/XF VALUE		25,753	
TOTAL LAND VALUE - MARKET		88,830	
TOTAL MARKET VALUE		181,746	
SOH/AGL Deduction		0	
ASSESSED VALUE		181,746	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		181,746	
TOTAL JUST VALUE		181,746	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		182,986	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18777	STORAGE	50	09/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1138/0556	12/12/2007	WD	Q	I		60,000
GRANTOR: STACIE LEE LUCAS						
GRANTEE: JAMES F BOONE						
0969/2240	12/05/2002	WD	Q	V	01	100
GRANTOR: EVERETT & KATHY PHILL						
GRANTEE: LARRY & STACIE LUCA						

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	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	12,502.00	UT	1.50	1.50	100	2008	2008	3	100	18,753	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF														25,753			
1874 NW NASH RD, LAKE CITY																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S14 E66 N14\$.													

LAND DESCRIPTION														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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000										
2	0000	C	VAC RES	0			0.00	0.00	8.87	AC		1.00	1.00	1.00	9,000.00	9,000.00	79,830										

