COMM NW COR OF SE1/4 OF SW1/4,
RUN E 1493.53 FT TO W R/W OF
I-75 FOR POB, RUN S 52 DEG E

ROSS GLEN A
1443 NW NASH ROAD
LAKE CITY, FL 32055

2026

16-3S-16-02161-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

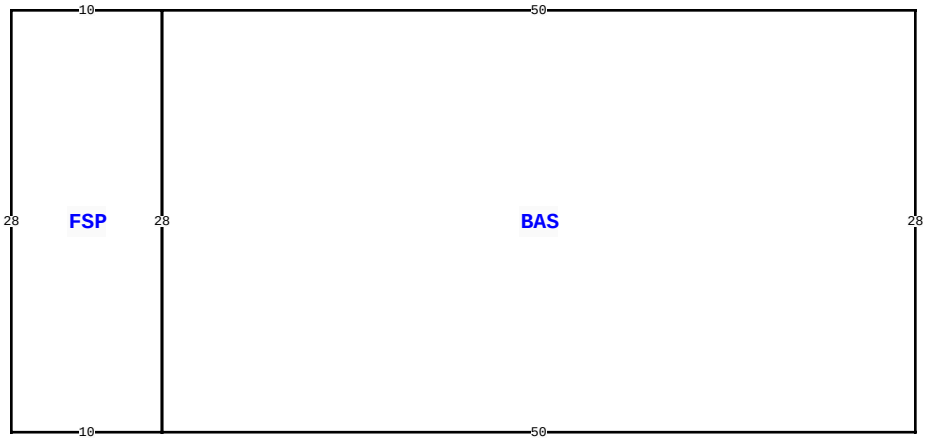
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	85,339
FSP	280	40		112	6,827
TOTALS	1,680			1,512	92,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	117.9000	110.83	167,575	1990	1990	0	0	0	45.00	55.00

2 MANUF 1 100% - 2002 Heated Area: 1400 HX Base Yr 2002



1443 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,166
TOTAL MARKET OB/XF VALUE		15,500
TOTAL LAND VALUE - MARKET		57,090
TOTAL MARKET VALUE		164,756
SOH/AGL Deduction		87,808
ASSESSED VALUE		76,948
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		25,537
TOTAL JUST VALUE		164,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,756

XFOB:4:1: NASH MH

SALE:4:1: 1972 MH INCL IN SALE

SALE:2:1: FORECLOSURE PER DR-219.

BLDG:1:1: NASH MH (RP'D-ALLEN DINSMORE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18926	M H	125	11/06/2001
16421	M H	125	12/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/1981	1/06/2012	QC	U	I	11	100
GRANTOR: GLEN & STACEY ROSS						
GRANTEE: GLEN ROSS						
0922/2073	3/16/2001	WD	Q	I		84,000
GRANTOR: COURSON'S						
GRANTEE: GLEN & STACEY ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FSP= W10 S28 E10 N28$ S28 E50 N28$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 15,500

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	100		A-1	0.00	0.00	5.19	AC		1.00	1.00	1.00	11,000.00	11,000.00	57,090							

REVIEW DATE 02/01/2023 BY KS Total Acres: 5.19 Total Land Value: 57,090 Market: 0 Agricultural: 0 Common: 57,090 PRINTED 03/24/2026 BY SYS