

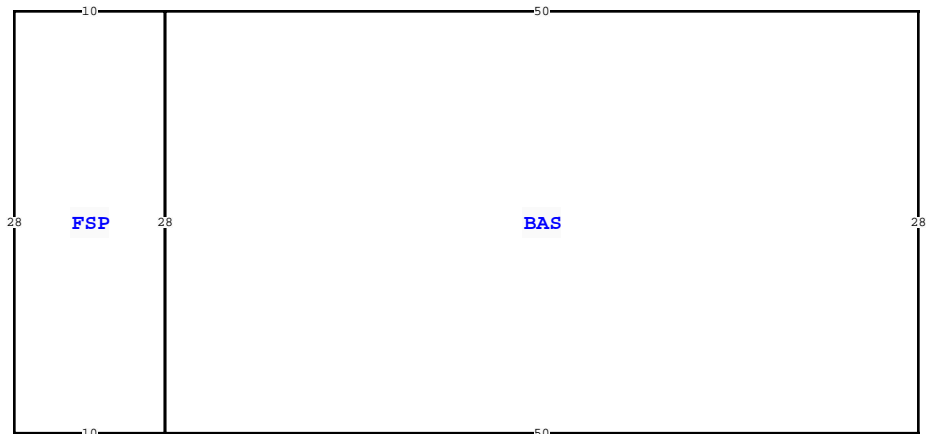
COMM NW COR OF SE1/4 OF SW1/4,
 RUN E 1493.53 FT TO W R/W OF
 I-75 FOR POB, RUN S 52 DEG E

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

2026

16-3S-16-02161-004


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	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	
2	MANUF	1	100%	-	2002							
Heated Area: 1400						HX Base Yr 2002						
												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		92,166	
TOTAL MARKET OB/XF VALUE		15,500	
TOTAL LAND VALUE - MARKET		62,280	
TOTAL MARKET VALUE		169,946	
SOH/AGL Deduction		92,998	
ASSESSED VALUE		76,948	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		25,537	
TOTAL JUST VALUE		169,946	
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00
5	0040	BARN,POLE	0	100	0	0	1.00	UT	800.00	800.00
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
						04/22/2026	MLU					

BUILDING NOTES												
BAS= W50 FSP= W10 S28 E10 N28\$ S28 E50 N28\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.19	AC		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	12,000.00	12,000.00	62,280							