

COMM 833 FT E OF NW COR OF SE1/4
 FOR POB, RUN E 353 FT, S 678.89
 NASH RD, W ALONG R/W 366.45 FT,

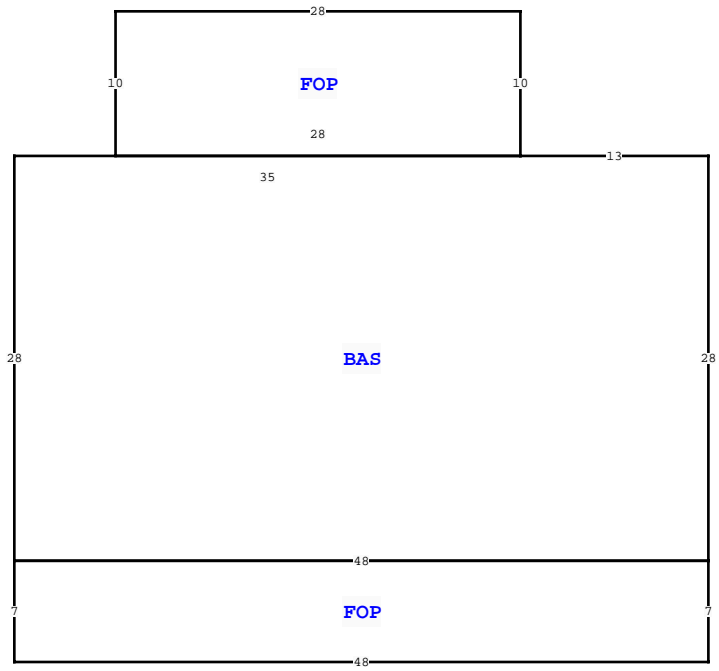
MARKHAM RANDALL DEAN
 1583 NW NASH RD
 LAKE CITY, FL 32055

2026

16-3S-16-02161-006


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 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	
Frame	02	WOOD FRAME 100	
Stories	1.1	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	16316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
FOP	280	30	
FOP	336	30	
TOTALS	1,960		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SINGLE FAM	100% - 0			186,156	2003	2003	0	0	27.50	72.50	Heated Area: 1344 HX Base Yr	



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			134,963
TOTAL MARKET OB/XF VALUE			5,300
TOTAL LAND VALUE - MARKET			36,300
TOTAL MARKET VALUE			176,563
SOH/AGL Deduction			54,210
ASSESSED VALUE			122,353
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			70,942
TOTAL JUST VALUE			176,563
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,290
BLDG:1:1: FLEET MH			
XFOB:1:1: FLEETWOOD MH			
SALE:1:1: 3.30 ACRES @ 4090 PER ACRE.			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051948	Roof Replacement	11,800	12/31/2024
000041723	Electrical Servic	0	04/12/2021
20900	SFR	249	07/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0685/0643	5/19/1989	WD Q	Q	V		13,500
GRANTOR: PRICE THOMAS						
GRANTEE: MARKHAM RANDALL						
0624/0423	6/02/1987	WD Q	Q	V		10,750
GRANTOR: BLAIR CYNTHIA						
GRANTEE: PRICE THOMAS C &						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	

TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/21/2026			MLU							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W13 FOP= N10 W28 S10 E28\$ W35 S28 FOP= S7 E48 N7 W48\$ E48 N28\$.									

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	3.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	36,300							