

COMM NW COR OF SW1/4 OF SE1/4, R
 FT TO W R/W I-75, SE ALONG R/W 5
 POB, CONT SE ALONG R/W 251.86 FT

SUAREZ ARTURO/SUAREZ KIRENIA
 1379 NW NASH RD
 LAKE CITY, FL 32055

2026

16-3S-16-02161-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	16316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	297	100	
BAS	1,053	100	
PTO	1,050	5	
TOTALS	2,400		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2002								
Heated Area: 1350						HX Base Yr 2002					



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			157,595
TOTAL MARKET OB/XF VALUE			8,817
TOTAL LAND VALUE - MARKET			30,150
TOTAL MARKET VALUE			196,562
SOH/AGL Deduction			52,044
ASSESSED VALUE			144,518
TOTAL EXEMPTION VALUE	HX HB	49,973	
BASE TAXABLE VALUE			94,545
TOTAL JUST VALUE			196,562
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5068	ADDN SFR	6,000	06/25/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0918/1594	1/17/2001	WD Q	Q	I	01	100
GRANTOR: MANUEL & GEORGINA RIV						
GRANTEE: ARTURO & KIRENIA SU						
0911/0113	9/13/2000	QC Q	Q	I	01	56,300
GRANTOR: MANUEL & GEORGINA RIV						
GRANTEE: ARTURO & KIRENIA SU						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
2	0166	CONC, PAVMT	0	100	0	0	312.00	UT	2.00	2.00	40
3	0060	CARPORT F	0	100	25	23	575.00	UT	3.50	3.50	100
4	0060	CARPORT F	0	100	28	15	420.00	UT	3.50	3.50	100
5	0251	LEAN TO W/	0	100	28	8	224.00	UT	3.50	3.50	100
6	0030	BARN, MT	0	100	0	0	1.00	UT	4,000.00	4,000.00	100

TOTAL OB/XF											
8,817											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/07/2025	MLU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W39 S27 E39 BAS= E11 N27 W11 S27\$ N27\$ PTO= E11 N21 W50 S21 E39\$.											

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	1.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,150							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

