

COMM NW COR OF SW1/4 OF SE1/4, E
 FT TO W R/W I-75, S 52 DEG E ALO
 FT FOR POB, RUN S 52 DEG E 379.3

NORMAN SAMUEL/NORMAN TONYA
 5751 COUNTY ROAD 136A
 LIVE OAK, FL 32060

2026

16-3S-16-02161-010


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 9,000 TOTAL MARKET VALUE 9,000 SOH/AGL Deduction 0 ASSESSED VALUE 9,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 9,000 TOTAL JUST VALUE 9,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 7,200											
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM		01																		000055076		Mobile Home		02/23/2026							
NEIGHBORHOOD/LOC		16316.00 1.00/																		000054909		Right-of-Way Acce		01/30/2026							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS						1329 NW NASH RD, LAKE CITY														BLD DATE		LGL DATE									
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
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															
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	12,000.00	12,000.00	9,000														
REVIEW DATE 03/05/2026 BY TP Total Acres: 0.75 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 03/25/2026 BY SYS																															

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/296	12/19/2025	WD	Q	V	01	17,000
GRANTOR: PANTHER EQUITY ADVISO						
GRANTEE: NORMAN SAMUEL						
1516/1677	6/11/2024	WD	Q	V	01	12,000
GRANTOR: FIELD INVESTMENTS LLC						
GRANTEE: PANTHER EQUITY ADVI						

BUILDING NOTES

BUILDING DIMENSIONS