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

2027

16-3S-16-02161-010

BUILDING CHARACTERISTICS

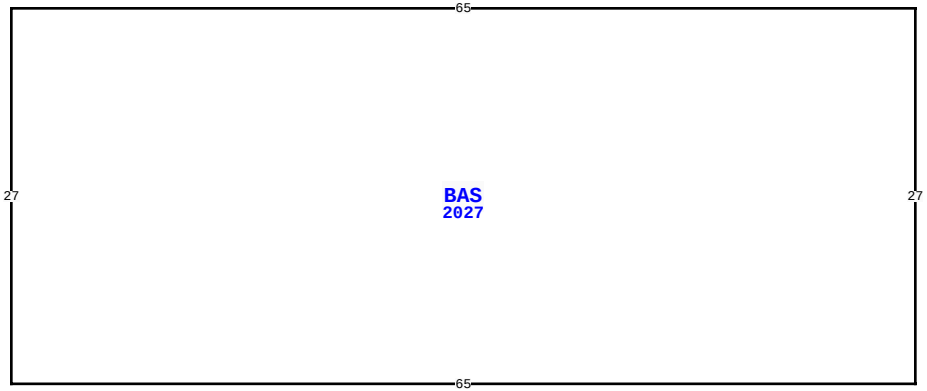
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,755	100	2027	1,755	187,401
TOTALS	1,755			1,755	187,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,755	113.5000	108.96	191,225	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1755 HX Base Yr



1329 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 MLU
INC DATE		AG DATE	

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	187,400
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	207,900
SOH/AGL Deduction	0
ASSESSED VALUE	207,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,900
TOTAL JUST VALUE	207,900
NCON VALUE	194,400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055076	Mobile Home		02/23/2026
000054909	Right-of-Way Acce		01/30/2026

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

BAS=[YR=2027;ORIG=19,15] E65 S27 W65 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	18,000.00	18,000.00	13,500							

REVIEW DATE 04/15/2026 BY MLU Total Acres: 0.75 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS