COMM NW COR OF SE1/4 OF SW1/4, R
FOR POB, CONT E 307.53 FT TO W R
770.56 FT TO N R/W NASH RD, W 32

FERNANDEZ FELIX TORIBIO/RODRIGUEZ YANIRA BARO
1507 NW NASH RD
LAKE CITY, FL 32055

2027

16-3S-16-02161-013

BUILDING CHARACTERISTICS

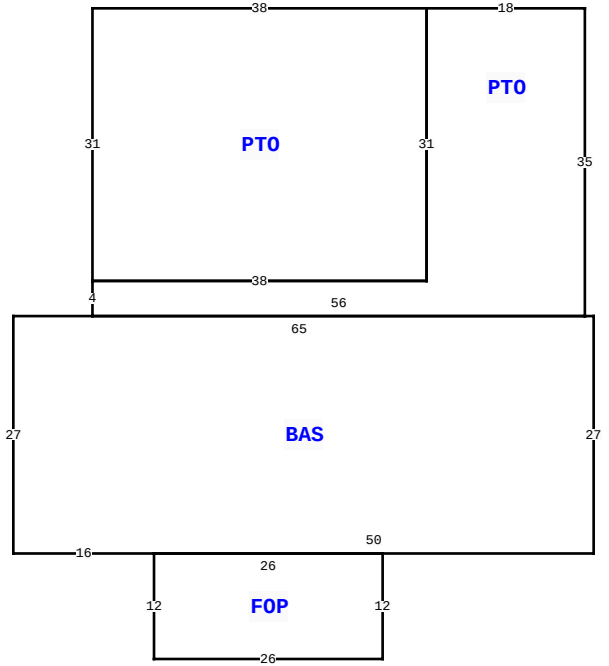
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	5000	IMPROVED AG
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	1,782	100		1,782	48,413
FOP	312	35		109	2,961
PTO	782	5		39	1,060
PTO	1,178	5		59	1,603
TOTALS	4,054			1,989	54,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,989	113.2000	67.92	135,093	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1782 HX Base Yr 2021



1507 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0021	BARN,FR AE	0	100	12	48	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0280	POOL R/CON	0	100	12	10	120.00	UT	70.00	70.00	100	1989	1989	3	40	3,360	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	900.00	900.00	100	2023	2022		100	900	
7	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,037
TOTAL MARKET OB/XF VALUE	18,560
TOTAL LAND VALUE - MARKET	50,552
TOTAL MARKET VALUE	112,429
SOH/AGL Deduction	38,123
ASSESSED VALUE	74,306
TOTAL EXEMPTION VALUE	HX HB 49,306
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	123,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,149

XFOB:1:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/0401	8/30/2019	WD	Q	I	01	63,500
GRANTOR: MIKE AMMANN AKA MIKE						
GRANTEE: FELIX T FERNANDEZ &						
1391/0901	8/13/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JUTTA						
GRANTEE: MIKE AMMANN AKA MIK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 PTO= N35 W18 S31 W38PTO= N31 E38 S31 W38$ S4 E56$W65 S27 E16 FOP= S12 E26 N12 W26$ E50 N27$.

LAND DESCRIPTION

TOTAL OB/XF 18,560

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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.12	AC		1.00	1.00	0.80	12,000.00	9,600.00	39,552							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	280.00	280.00	280							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 5.12 Total Land Value: 39,832 Market: 11,000 Agricultural: 280 Common: 39,552 PRINTED 11/17/2026 BY SYS