E1/2 S & W OF I-75 & NORTH OF
GRADED RD, EX 108.32 AC & EX
4.37 AC FOR RD R/W & EX 109

CARR KENNETH LEE
2174 NW NASH RD
LAKE CITY, FL 32055

2026

17-3S-16-02162-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	17316.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2239 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	104,440
TOTAL MARKET VALUE	20,398
SOH/AGL Deduction	0
ASSESSED VALUE	20,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,398
TOTAL JUST VALUE	113,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1001/1078	11/25/2003	PR	Q	I	06	45,700
GRANTOR: C EDWIN CARR PR OF LU						
GRANTEE: KENNETH LEE CARR						
0358/0018	2/11/1976	WD	Q	V	01	5,200
GRANTOR: AUGUSTINE BOWLES & IR						
GRANTEE: LUTHER V CARR & DEV						

BUILDING NOTES

BUILDING DIMENSIONS

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.92	AC		1.00	1.00	1.00	280.00	280.00	3,898							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.92	AC		1.00	1.00	1.00	7,000.00	7,000.00	97,440							

REVIEW DATE 02/01/2023 BY KS Total Acres: 14.92 Total Land Value: 10,898 Market: 97,440 Agricultural: 3,898 Common: 7,000 PRINTED 03/25/2026 BY SYS