

BEG AT SE COR OF SEC, RUN N 628.
 NASH RD, W ALONG S R/W NASH RD 1
 375.22 FT TO S LINE OF SEC, E 13

CARR KENNETH L/CARR PATRICIA ANN
 2174 NW NASH RD
 LAKE CITY, FL 32055

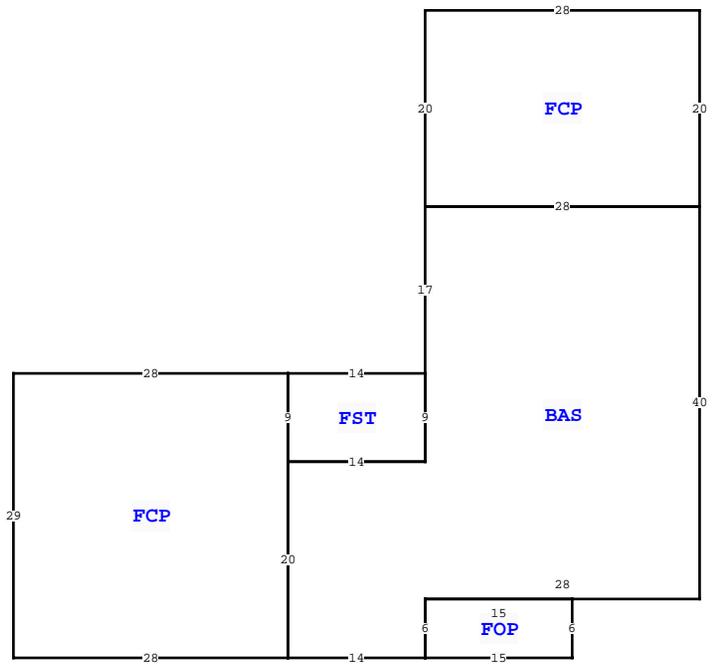
2026

17-3S-16-02162-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	90
Interior Wall	04	PLYWOOD	10
Interior Floo	14	CARPET	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	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	17316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,400	100	
FCP	560	25	
FCP	812	25	
FOP	90	30	
FST	126	55	
TOTALS	2,988		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,839	89.3760	100.10	184,084	1963	1963	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1400 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			119,655
TOTAL MARKET OB/XF VALUE			12,700
TOTAL LAND VALUE - MARKET			88,375
TOTAL MARKET VALUE			142,393
SOH/AGL Deduction			63,087
ASSESSED VALUE			79,306
TOTAL EXEMPTION VALUE	13 HX HB		79,306
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			220,730
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045947	Electrical Servic	0	11/17/2022
29471	ADDN SFR	283	06/10/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0568/0012	1/01/1978	03 Q	Q	V		44,000

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W28 S17 FST= W14 S9 E14N9S9 W14 FCP= N9 W28 S29 E28 N20S S20 E14 FOP= E15N6 W15 S6S N6 E28 N40S FCP= N20 W28 S20 E28S.	

EXTRA FEATURES																
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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	200	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	100	2005	2005	3	100	1,800	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	300	
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	600	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023	2022		80	4,800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	100	2023	2022		100	1,000	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	100	2023	2022		100	1,000	

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	DPTH 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	1.00	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	10.85	AC		1.00	1.00	1.00	280.00	280.00	3,038							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.85	AC		1.00	1.00	1.00	7,500.00	7,500.00	81,375							