COMM NW COR OF NW1/4 OF SEC, RUN
FT FOR POB, RUN S APPROX 635 FT,
1468.61 FT, E 758.88 FT, S 505.0

NASH FRANKLIN DEWAYNE/NASH LISA H
2629 NW NASH RD
LAKE CITY, FL 32055

2026

17-3S-16-02167-000

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

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,450
TOTAL LAND VALUE - MARKET	176,610
TOTAL MARKET VALUE	16,121
SOH/AGL Deduction	1,825
ASSESSED VALUE	14,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,296
TOTAL JUST VALUE	184,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24570	M H	378	05/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1108/2225	1/16/2007	QC	Q	V	01	100
GRANTOR: FRANKLIN DEWAYNE NASH						
GRANTEE: FRANKLIN DEWAYNE NA						
1104/2619	12/14/2006	PR	Q	V	06	100
GRANTOR: BOBBY FRANKLIN NASH						
GRANTEE: FRANKLIN DEWAYNE NA						

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	0021	BARN,FR AE	0	0	0	0	3.00	UT	150.00	150.00	100	0	0	3	100	450	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,450

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	29.36	AC		1.00	1.00	1.00	280.00	280.00	8,221							
2	9520	C	LAKE	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	25.00	25.00	450							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.36	AC		1.00	1.00	1.00	6,000.00	6,000.00	176,160							

REVIEW DATE 01/31/2023 BY KS Total Acres: 47.36 Total Land Value: 8,671 Market: 176,160 Agricultural: 8,221 Common: 450 PRINTED 06/08/2026 BY SYS