COMM NW COR, RUN E 578.32 FT, S
FT FOR POB, RUN N 38 DEG E 339.7
398.99 FT, S 55 DEG W 325 FT, N

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

2027

17-3S-16-02167-001

BUILDING CHARACTERISTICS

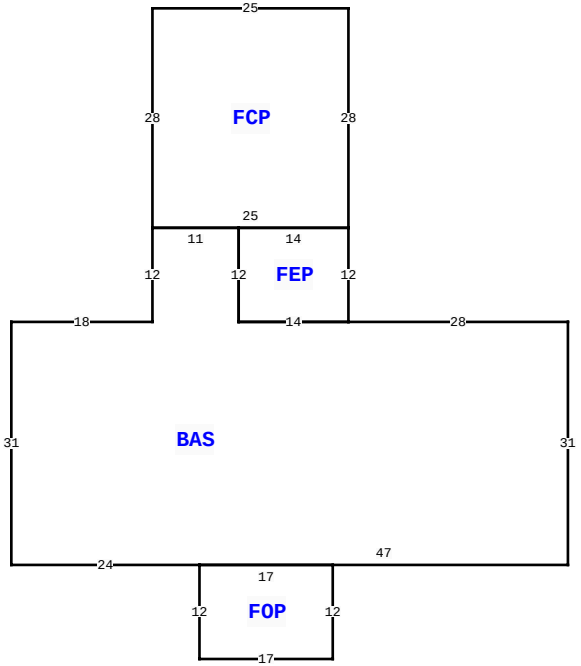
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
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
BAS	2,333	100		2,333	221,333
FCP	700	25		175	16,602
FEP	168	80		134	12,713
FOP	204	30		61	5,787
TOTALS	3,405			2,703	256,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,703	113.4840	124.83	337,415	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2333 HX Base Yr 2002



2629 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0166	CONC,PAVMT	0	100	0	0	504.00	UT	1.50	1.50	100	2001	2001	3	100	756	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	256,435
TOTAL MARKET OB/XF VALUE	1,756
TOTAL LAND VALUE - MARKET	41,760
TOTAL MARKET VALUE	299,951
SOH/AGL Deduction	105,554
ASSESSED VALUE	194,397
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	142,986
TOTAL JUST VALUE	299,951
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043509	Roof Replacement	19,000	01/12/2022
18135	SFR	390	04/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0913/2098	11/02/2000	WD	Q	V	01	100

GRANTOR: BOBBY FRANKLIN NASH

GRANTEE: FRANKLIN W & LISA H

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FEP= N12 FCP= N28 W25 S28 E25$ W14 S12 E14$ W14 N12 W11 S12 W18 S31 E24 FOP= S12 E17 N12 W17$ E47 N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,756

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	0100	C	SFR	100		A-1	0.00	0.00	2.61	AC		1.00	1.00	1.00	16,000.00	16,000.00	41,760							

REVIEW DATE 01/31/2023 BY KS Total Acres: 2.61 Total Land Value: 41,760 Market: 0 Agricultural: 0 Common: 41,760 PRINTED 11/17/2026 BY SYS