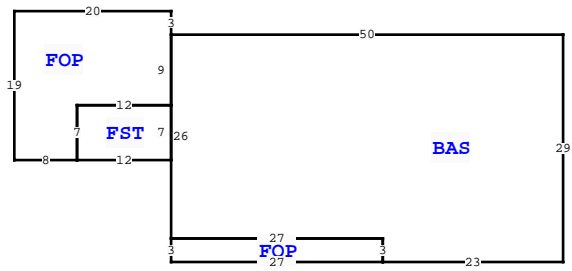
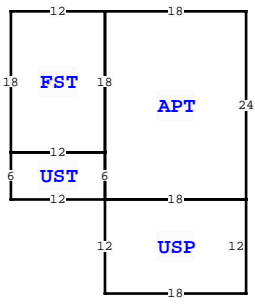




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	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	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
APT	432	100		432	43,507
BAS	1,369	100		1,369	137,872
FOP	81	30		24	2,417
FOP	296	30		89	8,963
FST	84	55		46	4,633
FST	216	55		119	11,984
USP	216	35		76	7,654
UST	72	45		32	3,223
TOTALS	2,766			2,187	220,252

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024									
Heated Area: 1801						HX Base Yr 2024						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			220,252
TOTAL MARKET OB/XF VALUE			23,872
TOTAL LAND VALUE - MARKET			18,800
TOTAL MARKET VALUE			262,924
SOH/AGL Deduction			113,168
ASSESSED VALUE			149,756
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			98,345
TOTAL JUST VALUE			262,924
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048275	Roof Replacement	5,483	09/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2763	9/16/2024	LE	U	I	14	100
GRANTOR: KERR DEBORAH A (ENH L)						
GRANTEE: KERR WILLIAM ARTHUR						
1499/635	8/24/2023	WD	Q	I	01	325,000
GRANTOR: WESTRIDGE INGRID R						
GRANTEE: KERR DEBORAH A						

EXTRA FEATURES		2763 NW NASH RD, LAKE CITY														
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	1993	1993	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16		512.00	UT 70.00	100	1980	1980	3	40	14,336	
3	0294	SHED WOOD/	0	100	12	8		96.00	UT 3.50	100	2000	2000	3	100	336	
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	700	
5	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	400	
6	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	800	
7	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	200	
8	0296	SHED METAL	0	100	0	0		1.00	UT 800.00	100	2023	2022		100	800	
9	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	100	2024	2023		85	5,100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/16/2026	MLU

BUILDING NOTES	
BAS= W50 FOP= N3 W20 S19 E8 FST= E12 N7 W12 S7\$ N7 E12 N9\$ S26 FOP= S3 E27 N3 W27\$ E27S3 E23 N29\$ PTR=N30 APT= N24 W18 FST= W12 S18 E12 N18\$ S18 UST= W12 S6 E12 N6\$ S6 USP= S12 E18 N12 W18\$ E18\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF															23,872							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.94	AC		1.00	1.00	1.25	16,000.00	20,000.00	18,800							