COMM AT SW COR OF SEC, RUN E 164
POB, RUN N 290.4 FT, E 150 FT, S
W 150 FT TO POB, EX RD R/W. ALSO

KERR DEBORAH A
2763 NW NASH ROAD
LAKE CITY, FL 32055

2027

17-3S-16-02168-004

BUILDING CHARACTERISTICS

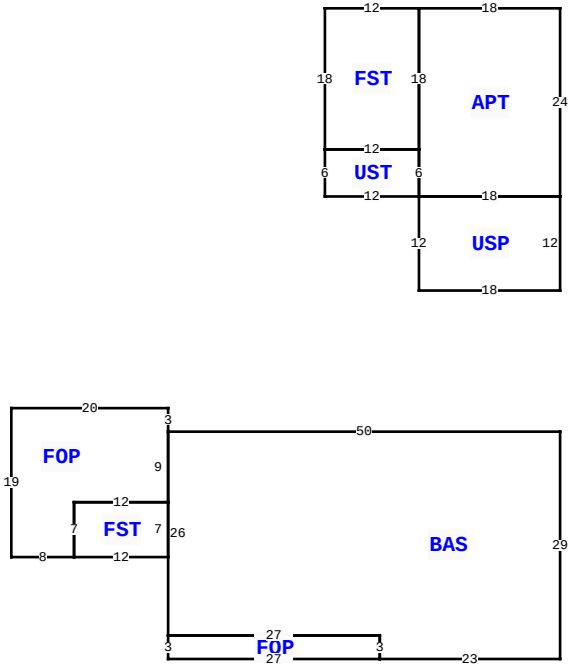
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	42,729
BAS	1,369	100		1,369	135,408
FOP	81	30		24	2,374
FOP	296	30		89	8,803
FST	84	55		46	4,550
FST	216	55		119	11,771
USP	216	35		76	7,517
UST	72	45		32	3,165
TOTALS	2,766			2,187	216,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,187	119.8920	131.88	288,422	1980	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1801 HX Base Yr 2024



2763 NW NASH RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	216,316
TOTAL MARKET OB/XF VALUE	23,872
TOTAL LAND VALUE - MARKET	18,800
TOTAL MARKET VALUE	258,988
SOH/AGL Deduction	104,739
ASSESSED VALUE	154,249
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	102,838
TOTAL JUST VALUE	258,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,924

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						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
3	0294	SHED WOOD/	0	100	12	8	96.00	UT	3.50	3.50	100	2000	2000	3	100	336	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	700	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 23,872

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	0.94	AC		1.00	1.00	1.25	16,000.00	20,000.00	18,800							

REVIEW DATE 11/07/2023 BY jerry Total Acres: 0.94 Total Land Value: 18,800 Market: 0 Agricultural: 0 Common: 18,800 PRINTED 11/17/2026 BY SYS