

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

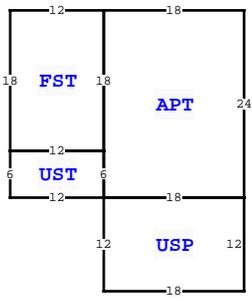
KERR DEBORAH A  
 2763 NW NASH ROAD  
 LAKE CITY, FL 32055

**2026**

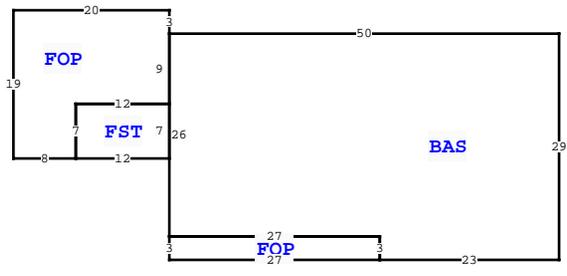
17-3S-16-02168-004

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

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	136.68	298,919	1980	2000	0	0	0	25.00	75.00
1 SINGLE FAM 100% - 2024												
Heated Area: 1801												
HX Base Yr 2024												



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	44,285
BAS	1,369	100		1,369	140,336
FOP	81	30	24	24	2,460
FOP	296	30	89	89	9,124
FST	84	55	46	46	4,715
FST	216	55	119	119	12,199
USP	216	35	76	76	7,791
UST	72	45	32	32	3,281
<b>TOTALS</b>	<b>2,766</b>			<b>2,187</b>	<b>224,189</b>



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION BY		STANDARD		
VALUATION SUMMARY				
Tax Group: 3	Building Market Value	224,189	Tax Dist:	
	Total Market Ob/Xf Value	23,872		
	Total Land Value - Market	18,800		
	Total Market Value	266,861		
	SOH/AGL Deduction	117,105		
	Assessed Value	149,756		
	Total Exemption Value	51,411	HX HB	
	Base Taxable Value	98,345		
	Total Just Value	266,861		
	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																
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	

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							

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

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\$.												