

COMM SW COR OF SW 1/4, RUN E 133  
 RUN N 290.45 FT, E 150 FT, S 290  
 FT TO POB, EX R/W & COMM AT SE C

SHIVER CYNTHIA ANN WALL  
 2833 NW NASH RD  
 LAKE CITY, FL 32055

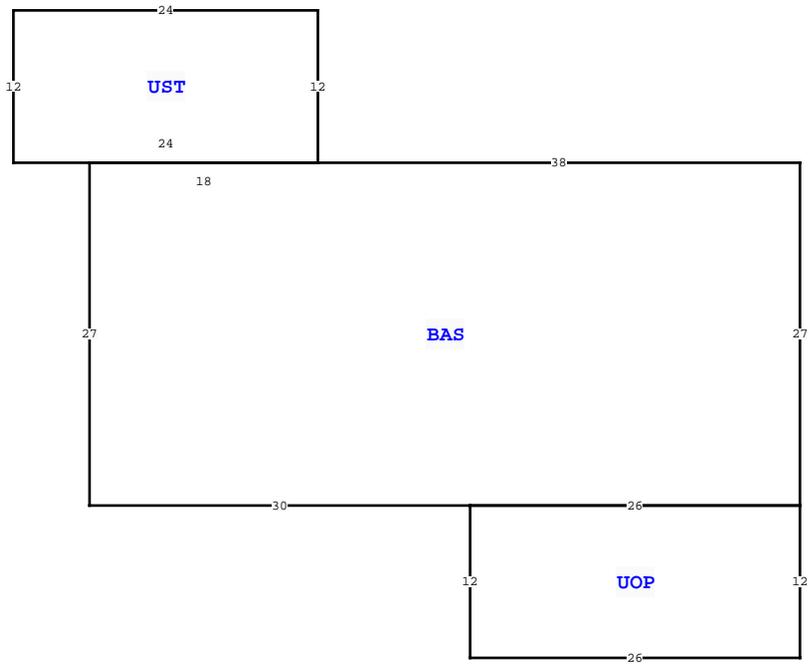
2026

17-3S-16-02168-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	17316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	312	25	
UST	288	45	
TOTALS	2,112		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,720	115.8000	72.95	125,474	1985	1985	0	0	60.00	40.00		
1 MOBILE HME 100% - 0 Heated Area: 1512 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			50,190
TOTAL MARKET OB/XF VALUE			17,952
TOTAL LAND VALUE - MARKET			25,760
TOTAL MARKET VALUE			93,902
SOH/AGL Deduction			36,899
ASSESSED VALUE			57,003
TOTAL EXEMPTION VALUE	HX HB WX		37,003
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			93,902
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1233/1699	4/26/2012	QC U	V	V	11	100
GRANTOR: CYNTHIA ANN WALL SHIV						
GRANTEE: CYNTHIA ANN WALL &						
1233/1697	4/26/2012	QC U	V	V	11	100
GRANTOR: LAW						
GRANTEE: SHIVER						

EXTRA FEATURES		2833 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	0021	BARN,FR AE	0	100	0	0	0	0	0.00	100	0	0	3	100	400	
2	0280	POOL R/CON	0	100	0	0	0	70.00	70.00	100	2000	2000	3	40	7,952	
3	0169	FENCE/WOOD	0	100	0	0	0	0.00	0.00	100	2005	2005	3	100	300	
4	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	
5	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
6	0166	CONC,PAVMT	0	100	0	0	0	0.00	0.00	100	2018	2018	3	100	200	
7	0060	CARPORT F	0	100	0	0	0	900.00	900.00	100	2023	2022	100	100	900	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/20/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W38 UST= N12 W24 S12 E24\$ W18 S27 E30 UOP= S12 E26 N12 W26\$ E26 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF 17,952										
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	0102	C	SFR/MH	100		A-1	0.00	0.00	0.82	AC		1.00	1.00	1.00	16,000.00	16,000.00	13,120							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.79	AC		1.00	1.00	1.00	16,000.00	16,000.00	12,640							