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

2027

17-3S-16-02168-005

BUILDING CHARACTERISTICS

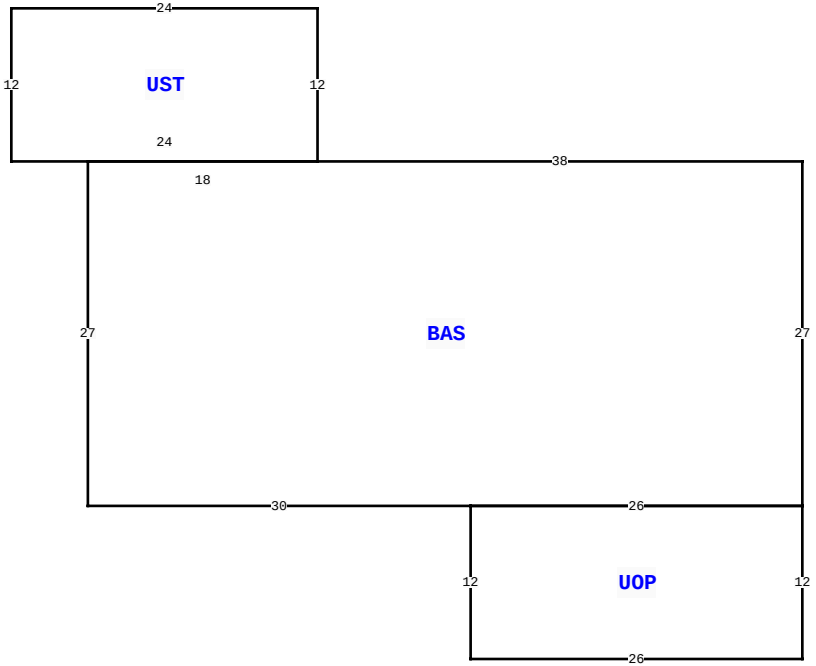
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,022
UOP	312	25		78	2,168
UST	288	45		130	3,613
TOTALS	2,112			1,720	47,802

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	69.48	119,506	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1512 HX Base Yr



2833 NW NASH RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,802
TOTAL MARKET OB/XF VALUE		17,952
TOTAL LAND VALUE - MARKET		25,760
TOTAL MARKET VALUE		91,514
SOH/AGL Deduction		32,801
ASSESSED VALUE		58,713
TOTAL EXEMPTION VALUE	HX HB WX	38,713
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		91,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,514

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	11	100
GRANTOR: CYNTHIA ANN WALL SHIV						
GRANTEE: CYNTHIA ANN WALL &						
1233/1697	4/26/2012	QC	U	V	11	100
GRANTOR: LAW						
GRANTEE: SHIVER						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0280	POOL R/CON	0	100	0	0	284.00	UT	70.00	70.00	100	2000	2000	3	40	7,952	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	
7	0060	CARPORT F	0	100	0	0	1.00	UT	900.00	900.00	100	2023	2022		100	900	

LAND DESCRIPTION

TOTAL OB/XF 17,952

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	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							

REVIEW DATE 01/31/2023 BY KS Total Acres: 1.61 Total Land Value: 25,760 Market: 0 Agricultural: 0 Common: 25,760 PRINTED 11/17/2026 BY SYS