COMM SE COR OF SEC 17, W 1453.14
CONT W 146.27 FT, N 325.01 FT TO
RD, N 76 DEG E 150 FT, S 360.61

GERMAN KELLY LYNN/NEWMAN FRANCIS J JR
2296 NW NASH RD
LAKE CITY, FL 32055

2027

17-3S-16-02168-006

BUILDING CHARACTERISTICS

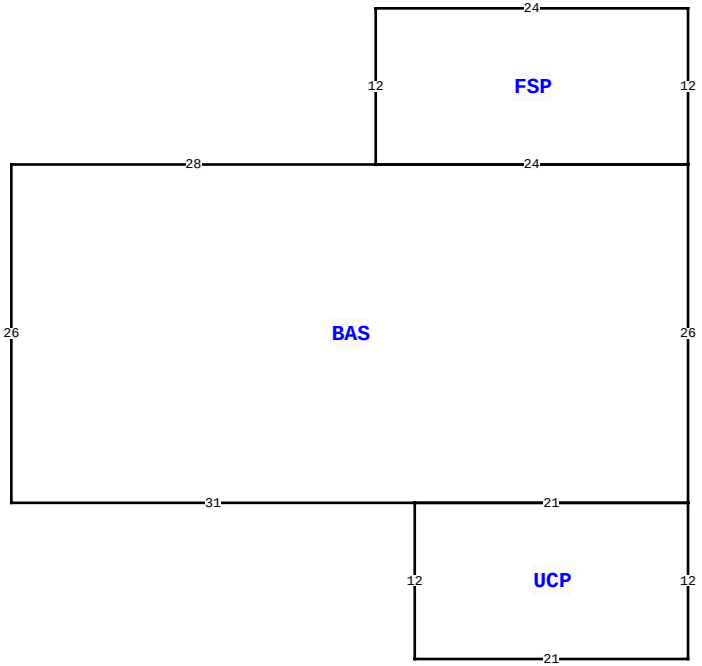
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,352	100		1,352	35,952
FSP	288	40		115	3,058
UCP	252	20		50	1,330
TOTALS	1,892			1,517	40,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,517	110.8000	66.48	100,850	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr



2296 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
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	40,340
TOTAL MARKET OB/XF VALUE	8,020
TOTAL LAND VALUE - MARKET	14,300
TOTAL MARKET VALUE	62,660
SOH/AGL Deduction	14,243
ASSESSED VALUE	48,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,417
TOTAL JUST VALUE	62,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/898	10/01/2026	WD	Q	I	01	126,400
GRANTOR: CHAIN OF PONDS OLIVE						
GRANTEE: GERMAN KELLY LYNN						
1385/0365	5/11/2019	WD	U	I	30	100
GRANTOR: LAWRENCE J HINES & JI						
GRANTEE: CHAIN OF PONDS OLIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S26 E31 UCP= S12 E21 N12 W21$ E21 N26 FSP= N12 W24 S12 E24$ W24$.

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	0166	CONC,PAVMT	0	0	16	25	400.00	UT	1.50	1.50	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	0	12	10	120.00	UT	3.50	3.50	100	1993	1993	3	100	420	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,020

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	14,300							

REVIEW DATE BY Total Acres: 1.10 Total Land Value: 14,300 Market: 0 Agricultural: 0 Common: 14,300 PRINTED 11/16/2026 BY SYS