BEG NW COR OF SW1/4 OF SW1/4
RUN E 331.18 FT, S 1314.14 FT
TO N R/W OF NASH RD, W ALONG

POWER LISA L TRUSTEE OF
POWER TRUST UTD, 3073 NW NASH RD
LAKE CITY, FL 32055

2027

17-3S-16-02169-001

BUILDING CHARACTERISTICS

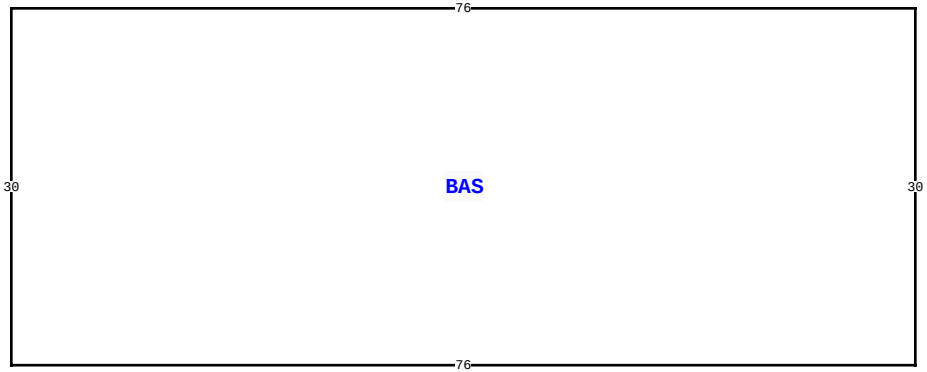
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
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	2,280	100		2,280	135,043
TOTALS	2,280			2,280	135,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	115.8000	107.69	245,533	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 2280 HX Base Yr 2017



3073 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
6	0020	BARN,FR	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,043
TOTAL MARKET OB/XF VALUE		20,400
TOTAL LAND VALUE - MARKET		104,595
TOTAL MARKET VALUE		167,466
SOH/AGL Deduction		64,710
ASSESSED VALUE		102,756
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,345
TOTAL JUST VALUE		260,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,493

SALE:2:1: 10.19 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22672	M H	393	01/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1030/1902	11/12/2004	WD	Q	V		68,500
GRANTOR: GEORGE E & LAURA M VA						
GRANTEE: LISA L POWER AS TRU						
1005/0731	1/22/2004	WD	Q	V		50,000
GRANTOR: ERIC & DENISE NASH						
GRANTEE: VAUGHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 20,400

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	280.00	280.00	2,523							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 01/31/2023 BY KS Total Acres: 10.01 Total Land Value: 12,023 Market: 95,095 Agricultural: 2,523 Common: 9,500 PRINTED 11/17/2026 BY SYS