

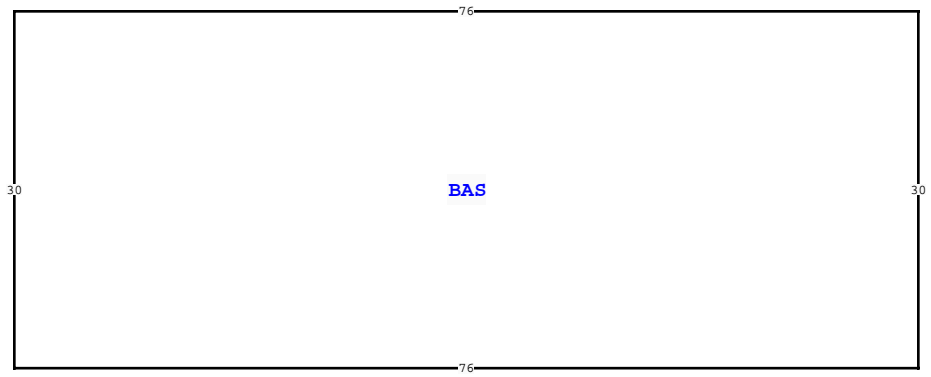
BEG NW COR OF SW1/4 OF SW1/4
 RUN E 331.18 FT, S 1314.14 FT
 TO N R/W OF NASH RD, W ALONG

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

2026

17-3S-16-02169-001


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	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	17316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		2,280 136,498

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2017	Heated Area: 2280			HX Base Yr 2017				
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE										05/04/2026		MLU
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				136,498	
TOTAL MARKET OB/XF VALUE				20,400	
TOTAL LAND VALUE - MARKET				104,595	
TOTAL MARKET VALUE				168,921	
SOH/AGL Deduction				69,084	
ASSESSED VALUE				99,837	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				48,426	
TOTAL JUST VALUE				261,493	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				255,988	
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						

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

TOTAL OB/XF													20,400			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT				
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00				
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00				
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.01	AC		1.00				

BUILDING NOTES												
BAS= W76 S30 E76 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF				20,400			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT								
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.01	AC		1.00								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.01	AC		1.00								