

COMM NW COR OF SW1/4 OF SW1/4, R  
FOR POB, CONT E 166.39 FT, S 130  
N R/W NASH RD, W ALONG R/W 166.3

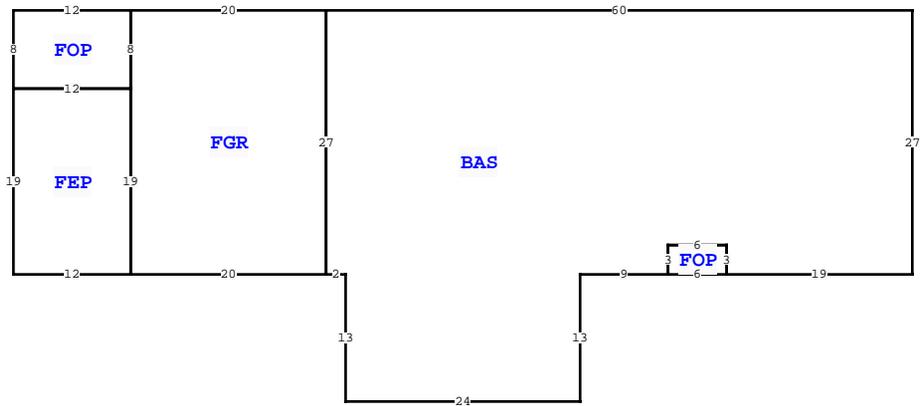
FOUST EDWARD P III  
3013 NW NASH RD  
LAKE CITY, FL 32055

**2026**

17-3S-16-02169-003  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,445	117.9000	113.18	276,725	2006	2006	0	0	45.00	55.00
1 MANUF 1 0% - 0 Heated Area: 1914 HX Base Yr											



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	1,914	100		1,914	119,145
FEP	228	85		194	12,076
FGR	540	55		297	18,488
FOP	18	35		6	373
FOP	96	35		34	2,116
TOTALS	2,796			2,445	152,199

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	0	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	0	10	28	280.00	UT	2.50	2.50	100	2006	2006	3	100	700	
5	0031	BARN, MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	3,400	
6	0081	DECKING WI	0	0	20	20	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

3013 NW NASH RD, LAKE CITY												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	04/22/2026	MLU
												INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	152,199			
TOTAL MARKET OB/XF VALUE	15,316			
TOTAL LAND VALUE - MARKET	60,000			
TOTAL MARKET VALUE	227,515			
SOH/AGL Deduction	6,636			
ASSESSED VALUE	220,879			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	220,879			
TOTAL JUST VALUE	227,515			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	214,298			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047446	Roof Replacement	15,040	06/13/2023
24947	ADDN SFR	145	09/05/2006
24330	GARAGE	275	03/31/2006
24058	M H	275	01/20/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0060	9/12/2016	WD	Q	I	01	139,000
GRANTOR: GARY S & PEGGY L MOOR						
GRANTEE: EDWARD P FOUST III						
1272/0996	4/07/2014	WD	Q	I	01	109,300
GRANTOR: CONNIE A BYRNE						
GRANTEE: GARY S & PEGGY S MO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 FGR= W20 FOP= W12 S8 E12 N8\$ S8 FEP= W12 S19 E12 N19\$ S19 E20 N27\$ S27 E2 S13 E24 N13E9 FOP= E6 N3 W6 S3\$ N3 E6 S3 E19 N27\$.

LAND DESCRIPTION																	TOTAL OB/XF										15,316				
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	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000														