COMM NW COR OF SW1/4 OF SW1/4, E
POB, CONT E 630.07 FT, S 542.06
S 7 DEG W 271.13 FT, S 31 DEG W

BOND JAMES BRADFORD
2927 NW NASH RD
LAKE CITY, FL 32055

2027

17-3S-16-02169-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	108,720
TOTAL MARKET VALUE	118,720
SOH/AGL Deduction	38,557
ASSESSED VALUE	80,163
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,163
TOTAL JUST VALUE	118,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047163	Mobile Home		05/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/458	1/21/2025	WD	U	I	11	100
GRANTOR: BOND JAMES BRADFORD						
GRANTEE: BOND JAMES BRADFORD						
1492/715	6/08/2023	WD	U	I	11	100
GRANTOR: BOND JAMES BRADFORD						
GRANTEE: BOND JAMES BRADFORD						

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

2927 NW NASH RD, LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0700	C	MISC RES	0					5.58	AC		1.00	1.00	1.00	9,000.00	9,000.00	50,220							
2	9900	C	AC NON-AG	0					6.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	58,500							

REVIEW DATE 06/06/2023 BY RP Total Acres: 12.08 Total Land Value: 108,720 Market: 0 Agricultural: 0 Common: 108,720 PRINTED 11/17/2026 BY SYS