LOT 10 FIVE POINTS ACRES S/D UNI
532-398, 719-228, 739-847, 774-4

NASH SYLVESTER/NASH BILLY RAY
257 NE JOY GLN
LAKE CITY, FL 32055

**2027**

**17-3S-17-04967-070**

## BUILDING CHARACTERISTICS

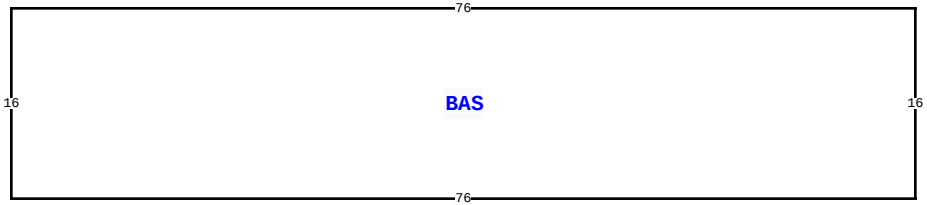
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 17317.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,216 | 100 | | 1,216 | 26,592 |
| TOTALS | 1,216 | | | 1,216 | 26,592 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,216 | 91.1200 | 54.67 | 66,479 | 1996 | 1996 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2011 Heated Area: 1216 HX Base Yr 2011




257 NE JOY GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 26,592 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 10,938 |
| TOTAL MARKET VALUE | 44,530 |
| SOH/AGL Deduction | 17,144 |
| ASSESSED VALUE | 27,386 |
| TOTAL EXEMPTION VALUE | HX HB 25,000 |
| BASE TAXABLE VALUE | 2,386 |
| TOTAL JUST VALUE | 44,530 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 44,530 |

XFOB:4:1: ATTACHED TO 1984 MH
XFOB:2:1: CRESSWOOD/GUERDON MH
XFOB:1:1: PARK MH (MRS NASH LIVES HERE)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27879 | M H | 325 | 06/15/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1184/1027 | 11/16/2009 | QC | U | I | 11 | 100 |
| GRANTOR: SYLVESTER NASH | | | | | | |
| GRANTEE: SYLVESTER NASH & BI | | | | | | |
| 1034/0296 | 12/06/2004 | WD | Q | I | 06 | 100 |
| GRANTOR: JAMES NASH | | | | | | |
| GRANTEE: SYLVESTER NASH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 12,500.00 | 12,500.00 | 6,250 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 0.75 | 12,500.00 | 9,375.00 | 4,688 | | | | | | | |

REVIEW DATE 08/13/2015 BY DF Total Acres: 1.00 Total Land Value: 10,938 Market: 0 Agricultural: 0 Common: 10,938 PRINTED 11/17/2026 BY SYS