

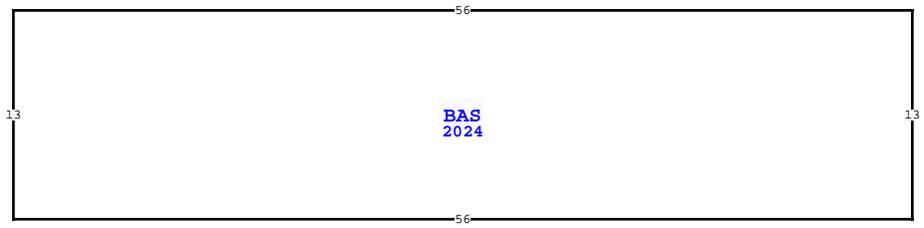
BEG INTERS N R/W NASH RD & W LIN
 SE1/4, RUN SE ALONG R/W APPROX 5
 194.59 FT, N 101.18 FT, W 260 FT

NASH JASON WAYNE/NASH MERINDA ANNETTE
 169 NW JEAN CT
 LAKE CITY, FL 32055

2026

18-3S-16-02172-001


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
00	N/A 0		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
08	SHT VINYL 50		
14	CARPET 50		
03	CENTRAL 100		
04	AIR DUCTED 100		
01	NONE 100		
1.	1. 100		
0	0 100		
03	03 100		
01	01 100		
05	05		
0202	MOBILE HOME/M HOME		
01	MKT AREA		
18316.00	1.00/		
728	100	2024	728
80,234			

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0202	02	728	112.5000	113.62	82,715	2023	2023	0	0	3.00	97.00		
2 MANUF 2		0% - 2026		Heated Area: 728				HX Base Yr					
													
TOTALS		728		728	80,234								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			315,574
TOTAL MARKET OB/XF VALUE			28,900
TOTAL LAND VALUE - MARKET			69,080
TOTAL MARKET VALUE			413,554
SOH/AGL Deduction			0
ASSESSED VALUE			413,554
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			413,554
TOTAL JUST VALUE			413,554
NCON VALUE			235,340
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053136	Mobile Home		05/19/2025
000046274	Mobile Home		01/17/2023
15254	M H	125	03/19/1999
8850	M H	125	09/19/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/581	5/17/2025	WD	U	I	11	100
GRANTOR: NASH JASON WAYNE						
GRANTEE: NASH JASON WAYNE						
1538/1932	4/25/2025	QC	U	I	11	100
GRANTOR: NASH WAYNE H						
GRANTEE: NASH JASON WAYNE						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2024	728	80,234
TOTALS 728 100 2024 728 80,234					

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
3	0120	CLFENCE 4	0	0	10	9	100.00	UT	2.50	2.50	100	1993	1993	3	100	250	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	9945	Well/Sept	0	0	0	0	3.00	UT	7,000.00	7,000.00	100			3	100	21,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
9	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
10	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,800.00	4,800.00	100	2024	2023		100	4,800	
TOTAL OB/XF														28,900			

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=12,17] E56 S13 W56 N13 \$													

LAND DESCRIPTION														TOTAL OB/XF										
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	5.28	AC		1.00	1.00	1.00	11,000.00	11,000.00	58,080							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

