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

2027

18-3S-16-02172-001

BUILDING CHARACTERISTICS

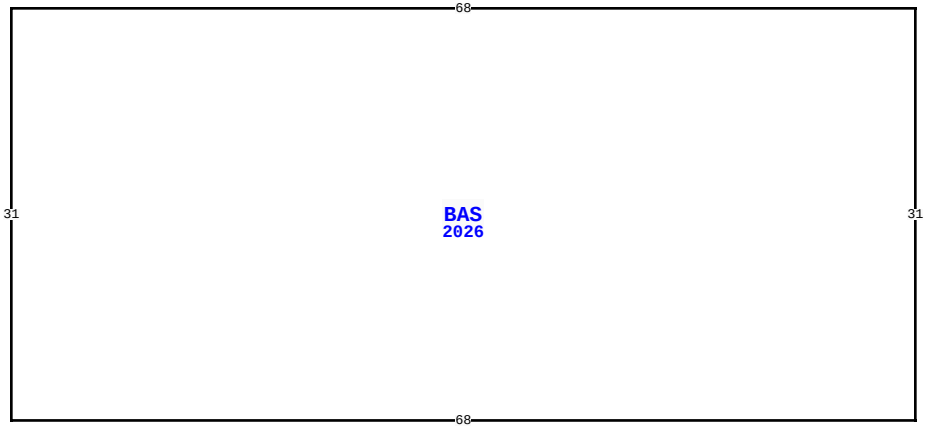
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2026	2,108	221,912
TOTALS	2,108			2,108	221,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	108.5000	107.42	226,441	2026	2026	0	0	0	2.00	98.00

3 MANUF 3 100% - 2026 Heated Area: 2108 HX Base Yr 2026



169 NW JEAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	50	0	0	3	50	250	
2	0120	CLFENCE 4	0	100	10	9	100.00	UT	2.50	2.50	100	1993	1993	3	100	250	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	9945	Well/Sept	0	100	0	0	3.00	UT	7,000.00	7,000.00	100			3	100	21,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,800.00	4,800.00	100	2024	2023		100	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,912
TOTAL MARKET OB/XF VALUE		28,900
TOTAL LAND VALUE - MARKET		69,080
TOTAL MARKET VALUE		319,892
SOH/AGL Deduction		0
ASSESSED VALUE		319,892
TOTAL EXEMPTION VALUE	HX HB 13	319,892
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		319,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,124

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,17] E68 S31 W68 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,900

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	6.28	AC		1.00	1.00	1.00	11,000.00	11,000.00	69,080							

REVIEW DATE 08/11/2025 BY randall Total Acres: 6.28 Total Land Value: 69,080 Market: 0 Agricultural: 0 Common: 69,080 PRINTED 11/17/2026 BY SYS