COMM SE COR, RUN N 24.41 FT TO N R/W NASH RD, W ALONG R/W 66.07 FT, N 417.42 FT FOR POB,

DAVIS MISTI D
3097 NW NASH RD
LAKE CITY, FL 32055

2027

18-3S-16-02172-003

BUILDING CHARACTERISTICS

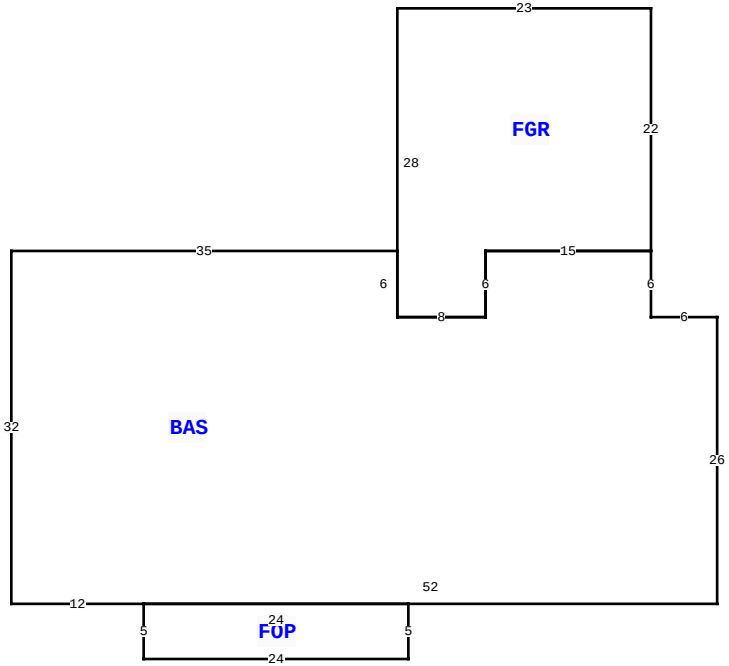
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	1,964	100		1,964	221,702
FGR	554	55		305	34,429
FOP	120	30		36	4,064
TOTALS	2,638			2,305	260,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	129.8990	142.89	329,361	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1964 HX Base Yr 2005



3097 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	635.00	UT	2.00	2.00	100	2004	2004	3	100	1,270	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	12,800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		260,195
TOTAL MARKET OB/XF VALUE		16,070
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		296,265
SOH/AGL Deduction		79,317
ASSESSED VALUE		216,948
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,537
TOTAL JUST VALUE		296,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,000

SALE:1:1: NEED DEED FROM NORMA JEAN TO DAVIS'

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21455	SFR	500	01/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0099	12/26/2002	WD	Q	V	03	100
GRANTOR: WAYNE & NORMA JEAN NA						
GRANTEE: MISTI & RUSSELL DAV						
0967/2773	11/12/2002	WD	Q	V	03	100
GRANTOR: WAYNE NASH						
GRANTEE: MISTI & RUSSELL DAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S32 E12 FOP= S5 E24 N5 W24$ E52 N26 W6 N6 FGR= N22 W23 S28 E8 N6 E15$ W15 S6 W8 N6$.

LAND DESCRIPTION

TOTAL OB/XF 16,070

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/31/2023 BY KS Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS