

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

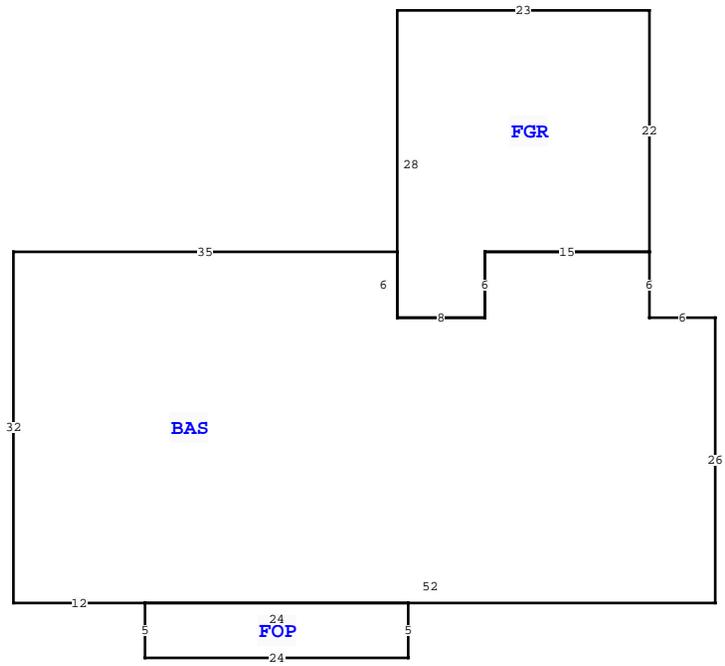
2026

18-3S-16-02172-003



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 50 |
| Interior Floor | 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 |
| BAS | 1,964 | 100 | |
| FGR | 554 | 55 | |
| FOP | 120 | 30 | |
| TOTALS | 2,638 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | 100% | - 2005 | | | | | | | | | |
| Heated Area: 1964 HX Base Yr 2005 | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 269,646 |
| TOTAL MARKET OB/XF VALUE | | | 16,070 |
| TOTAL LAND VALUE - MARKET | | | 20,000 |
| TOTAL MARKET VALUE | | | 305,716 |
| SOH/AGL Deduction | | | 94,714 |
| ASSESSED VALUE | | | 211,002 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 159,591 |
| TOTAL JUST VALUE | | | 305,716 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 302,353 |

| 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 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\$.

| EXTRA FEATURES | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 635.00 | UT | 2.00 | 2.00 | 100 | 2004 |
| 2 | 0030 | BARN, MT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 |

| LAND DESCRIPTION | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT |
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 |