

COMM NW COR OF NE1/4, RUN E  
399.83 FT, SE 520.70 FT, S  
3997.81 FT, E 532.59 FT FOR

HUNTER LORRAINE C  
3397 NW NASH RD  
LAKE CITY, FL 32055

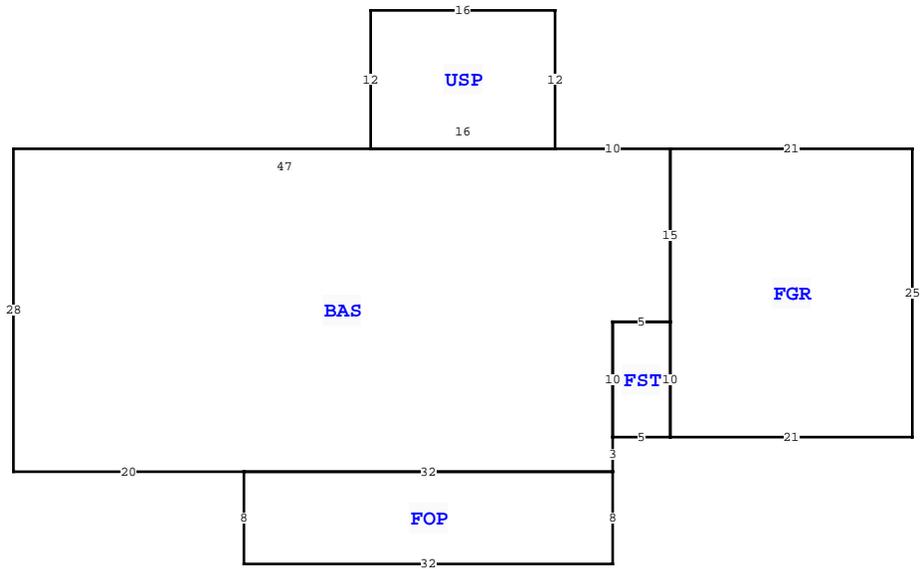
2026

18-3S-16-02177-119



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,531	100	
FGR	525	55	
FOP	256	30	
FST	50	55	
USP	192	35	
TOTALS	2,554		

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%	- 2001								
Heated Area: 1531						HX Base Yr 2001					



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		197,910	
TOTAL MARKET OB/XF VALUE		3,709	
TOTAL LAND VALUE - MARKET		61,560	
TOTAL MARKET VALUE		263,179	
SOH/AGL Deduction		102,271	
ASSESSED VALUE		160,908	
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE		104,497	
TOTAL JUST VALUE		263,179	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,176	
LAND:2:1: ASSESSED AS LARGE TRACT JOINS OTHER PARC			
PRMT:1:1: RINDLE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049344	Roof Replacement	18,500	03/04/2024
15976	SFR	235	08/31/1999
12850	M H	125	08/04/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/2450	6/07/1999	WD	Q	V		26,500
GRANTOR: RICHARDSON						
GRANTEE: HUNTER						
0857/2151	11/01/1997	WD	Q	V	01	0
GRANTOR: GEORGE RICHARDSON						
GRANTEE: CAROL T RICHARDSON						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 100	17 18	306.00
2	0296	SHED METAL	0 100	0 0	1.00
3	0040	BARN, POLE	0 100	0 0	1.00
4	0296	SHED METAL	0 100	0 0	1.00
5	0070	CARPORT UF	0 100	0 0	1.00
6	0070	CARPORT UF	0 100	0 0	1.00

TOTAL OB/XF												3,709			
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	0 100	17 18	306.00	UT	1.50	1.50	100	2000	2000	3	100	459	
2	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0040	BARN, POLE	0 100	0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
5	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
6	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W10 USP= N12 W16 S12 E16\$ W47 S28 E20 FOP= S8 E32 N8 W32\$ E32 N3 FST= E5 N10 W5 S10\$ N10 E5 FGR= S10 E21 N25 W21 S15\$ N15\$.	

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	0100	C	SFR	100		A-1	0.00	0.00	5.70	AC		1.00	1.00	0.90	12,000.00	10,800.00	61,560							