

BEG SW COR OF NW1/4 OF NE1/4, E
742.03 FT FOR POB, N 502.53 FT T
ALONG SEC LINE 669.94 FT, S 502.2

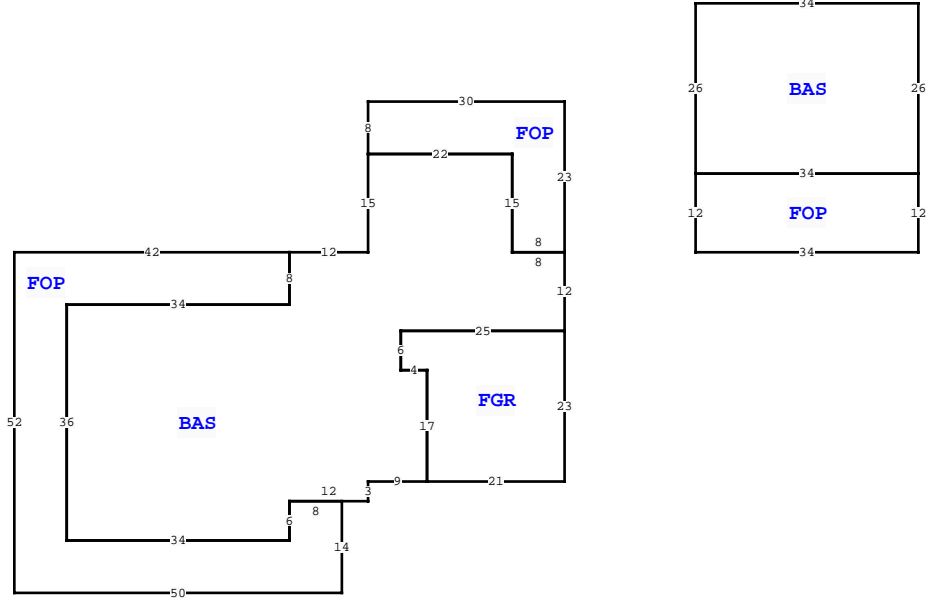
NASH SYLVESTER T/NASH MARY ALICE
3624 NW BROWN RD
LAKE CITY, FL 32055

2026

19-3S-16-02181-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	100	
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	19316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	884	100	
BAS	2,553	100	
FGR	507	55	
FOP	360	30	
FOP	408	30	
FOP	1,072	30	
TOTALS	5,784		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,268	121.4246	136.00	580,448	2000	2000	0	0	25.00	75.00
2 SINGLE FAM		100% - 1997	Heated Area: 3437		HX Base Yr 1997						



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		435,336	
TOTAL MARKET OB/XF VALUE		71,725	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		602,061	
SOH/AGL Deduction		193,129	
ASSESSED VALUE		408,932	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		357,521	
TOTAL JUST VALUE		602,061	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		602,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050598	Roof Replacement	8,460	08/20/2024
000050585	Roof Replacement	15,900	08/19/2024
000046049	Roof Replacement	23,200	12/06/2022
18706	ADDN SFR	172	09/07/2001
18602	POOL	125	08/13/2001
16843	SFR	415	04/12/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2716	1/22/2025	LE	U	I	14	100

GRANTOR: NASH SYLVESTER T
GRANTEE: NASH SYLVESTER T (E)
1334/2111 4/12/2017 WD U I 11 100
GRANTOR: SYLVESTER T NASH & MA
GRANTEE: SYLVESTER T & MARY

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W12 FOP= W42 S52 E50 N14 W8 S6 W34 N36 E34 N8\$ S8 W34 S36 E34 N6 E12 N3 E9 FGR= E21 N23 W25 S6 E4 S17\$ N17 W4 N6 E25 N12 FOP= N23 W30 S8 E22 S15 E8\$ W8 N15 W22 S15\$ PTR= E50 FOP= E34 N12 BAS= N26 W34 S26 E34\$ W34 S12\$ W50\$.	

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	0021	BARN, FR AE	0	100	0	0	0	1.00	UT 0.00	0.00	100	2000	2000	3	100	18,000
2	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	0.00	100	1987	1987	3	100	300
3	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	1,200.00	100	2000	2000	3	100	1,200
4	0166	CONC, PAVMT	0	100	0	0	0	710.00	UT 1.50	1.50	100	2000	2000	3	100	1,065
5	0280	POOL R/CON	0	100	22	40	0	880.00	UT 70.00	70.00	100	2001	2001	3	40	24,640
6	0166	CONC, PAVMT	0	100	0	0	0	935.00	UT 1.50	1.50	100	2001	2001	3	100	1,403
7	0169	FENCE/WOOD	0	100	188	8	0	1,504.00	UT 10.00	10.00	100	2000	2000	3	100	15,040
8	0260	PAVEMENT-A	0	100	0	0	0	6,718.00	UT 1.50	1.50	100	2000	2000	3	100	10,077

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	7.73	AC		1.00	1.00	1.00	9,500.00	9,500.00	73,435							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.27	AC		1.00	1.00	1.00	9,500.00	9,500.00	21,565							