NE1/4 OF NE1/4 N OF SAL RR, EX
2.10 AC DESC ORB 959-2557.
PROBATE 90-105-CP ORB 718-270,

NASH JO ANN
3090 NW NASH RD
LAKE CITY, FL 32055

2027

19-3S-16-02182-001

BUILDING CHARACTERISTICS

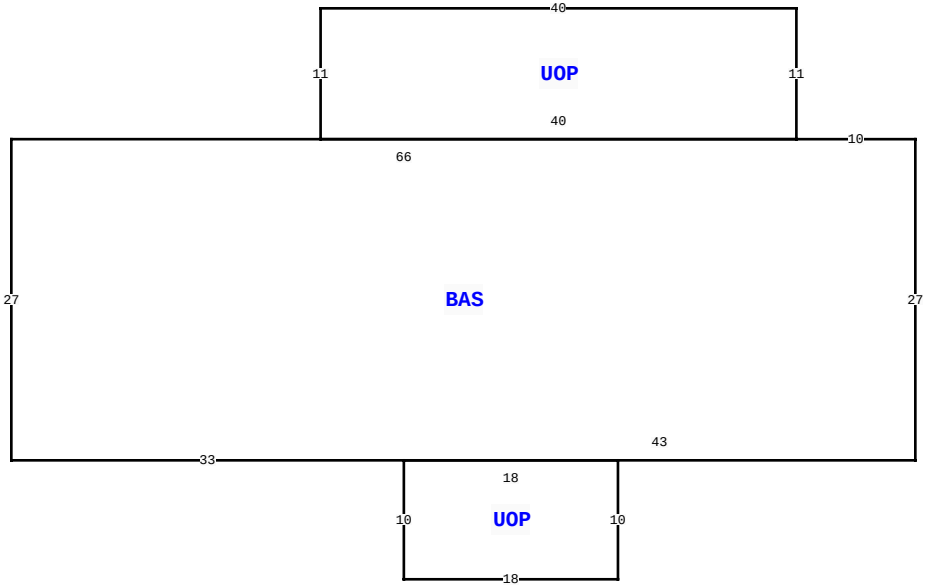
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	19316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	57,029
UOP	180	25		45	1,251
UOP	440	25		110	3,057
TOTALS	2,672			2,207	61,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,207	115.8000	69.48	153,342	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 2052 HX Base Yr



3088 NW NASH RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	61,337
TOTAL MARKET OB/XF VALUE	7,760
TOTAL LAND VALUE - MARKET	55,680
TOTAL MARKET VALUE	124,777
SOH/AGL Deduction	42,760
ASSESSED VALUE	82,017
TOTAL EXEMPTION VALUE	HX HB WX DX SX 82,017
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	124,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,777

BLDG:1:1: 1995 STON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050110	Electrical Servic	0	06/13/2024
17562	M H	125	10/20/2000
9701	PUMP/UTPOL	30	05/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N11 W40 S11 E40$ W66 S27 E33 UOP= S10 E18N10 W18$ E43 N27$.

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	480	
2	0296	SHED METAL	0	100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	960	
3	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	720	
4	0296	SHED METAL	0	100	24	40	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0296	SHED METAL	0	100	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1985	1985	3	30	3,000	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
8	0255	MBL HOME S	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,760

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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.64	AC		1.00	1.00	1.00	12,000.00	12,000.00	43,680							

REVIEW DATE 06/21/2024 BY TS Total Acres: 4.64 Total Land Value: 55,680 Market: 0 Agricultural: 0 Common: 55,680 PRINTED 11/17/2026 BY SYS