

COMM NE COR OF SE1/4 OF SE1/4  
OF SEC 18-3S-16E, RUN S  
1343.16 FT TO SE COR, RUN W

NASH DENISE D  
3236 NW NASH RD  
LAKE CITY, FL 32055

**2026**

19-3S-16-02182-002

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |               |
|--------------------------|------------------|--------------|---------------|
| ELEMENT                  | CD               |              |               |
| Exterior Wall            | 31               | VINYL SID    | 100           |
| Roof Structur            | 03               | GABLE/HIP    | 100           |
| Roof Cover               | 14               | PREFIN MT    | 100           |
| Interior Wall            | 05               | DRYWALL      | 100           |
| Interior Floo            | 14               | CARPET       | 90            |
| Interior Floo            | 08               | SHT VINYL    | 10            |
| Air Condition            | 03               | CENTRAL      | 100           |
| Heating Type             | 04               | AIR DUCTED   | 100           |
| Bedrooms                 |                  | 4            | 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          |
| BAS                      | 1,962            | 100          |               |
| TOTALS                   | 1,962            |              | 1,962 122,132 |

| MARKET ADJUSTMENTS   |            |           |             |                |                |                 |     |      |      |      |        |          |          |         |            |          |         |
|--|------------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|----------|----------|---------|------------|----------|---------|
| TYPE   | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB | ECON | FNCT | NORM | % COND |          |          |         |            |          |         |
| 1  | MANUF      | 1         | 100%        | -              | 2003           |                 |     |      |      |      |        |          |          |         |            |          |         |
| Heated Area: 1962  |            |           |             |                |                | HX Base Yr 2003 |     |      |      |      |        |          |          |         |            |          |         |
|  |            |           |             |                |                |                 |     |      |      |      |        |          |          |         |            |          |         |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>04/20/2026</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </tbody> </table> |            |           |             |                |                |                 |     |      |      |      |        | BLD DATE | LGL DATE | XF DATE | 04/20/2026 | INC DATE | AG DATE |
| BLD DATE   | LGL DATE   |           |             |                |                |                 |     |      |      |      |        |          |          |         |            |          |         |
| XF DATE  | 04/20/2026 |           |             |                |                |                 |     |      |      |      |        |          |          |         |            |          |         |
| INC DATE   | AG DATE    |           |             |                |                |                 |     |      |      |      |        |          |          |         |            |          |         |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 3 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 3              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 122,132     |   |
| TOTAL MARKET OB/XF VALUE  |  | 14,800      |   |
| TOTAL LAND VALUE - MARKET |  | 33,600      |   |
| TOTAL MARKET VALUE        |  | 170,532     |   |
| SOH/AGL Deduction         |  | 83,376      |   |
| ASSESSED VALUE            |  | 87,156      |   |
| TOTAL EXEMPTION VALUE     |  | 51,411      |   |
| BASE TAXABLE VALUE        |  | 35,745      |   |
| TOTAL JUST VALUE          |  | 170,532     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 165,896     |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000043320  | Roof Replacement | 11,916 | 12/07/2021 |
| 37526      | TR/TRAILER       | 144    | 12/10/2018 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1247/2238                    | 1/15/2013 | QC        | U   | I   | 11     | 100        |
| GRANTOR: ERIK NASH           |           |           |     |     |        |            |
| GRANTEE: DENISE D NASH       |           |           |     |     |        |            |
| 0959/2555                    | 8/09/2002 | WD        | Q   | V   | 01     | 100        |
| GRANTOR: JO ANN NASH         |           |           |     |     |        |            |
| GRANTEE: ERIK L & DENISE D N |           |           |     |     |        |            |

| 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              | 0294       | SHED WOOD/  | 0   | 100 | 8  | 12 | 96.00  | UT | 7.50     | 7.50           | 50        | 2002    | 2002        | 3 | 50     | 360             |       |
| 2              | 0296       | SHED METAL  | 0   | 100 | 10 | 16 | 160.00 | UT | 10.00    | 10.00          | 75        | 2018    | 2018        | 3 | 75     | 1,200           |       |
| 3              | 9945       | Well/Sept   | 0   | 100 | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 4              | 0252       | LEAN-TO W/  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2018    | 2018        | 3 | 100    | 100             |       |
| 5              | 0120       | CLFENCE 4   | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2018    | 2018        | 3 | 100    | 200             |       |
| 6              | 0070       | CARPORT UF  | 0   | 100 | 30 | 30 | 900.00 | UT | 3.00     | 3.00           | 100       | 2018    | 2018        | 3 | 100    | 2,700           |       |
| 7              | 0031       | BARN,MT AE  | 0   | 100 | 12 | 30 | 360.00 | UT | 9.00     | 9.00           | 100       | 2018    | 2018        | 3 | 100    | 3,240           |       |
| TOTALS         |            |             |     |     |    |    |        |    |          |                |           |         |             |   | 14,800 |                 |       |

| BUILDING NOTES             |  |
|----------------------------|--|
| 3236 NW NASH RD, LAKE CITY |  |
| BLD DATE                   |  |
| LGL DATE                   |  |
| XF DATE                    |  |
| LAND DATE                  |  |
| INC DATE                   |  |
| AG DATE                    |  |
| 04/20/2026 MLU             |  |

| BUILDING DIMENSIONS                   |  |
|---------------------------------------|--|
| BAS= W64 S31 E27 N1 E22 S1 E15 N31\$. |  |

| 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                | 0200     | C   | MBL HM               | 100 |     | A-1      | 0.00  | 0.00  | 2.10        | AC          |     | 1.00     | 1.00   | 1.00    | 16,000.00  | 16,000.00      | 33,600     |                             |      |         |      |     |    |        |