

COMM NW COR, RUN E 496 FT, S 25.
 NASH RD, E ALONG R/W 82.26 FT FO
 E 289.20 FT, S 436.98 FT, S 25 D

MORALES ADISBEL VERDECIA
 2956 NW NASH RD
 LAKE CITY, FL 32055

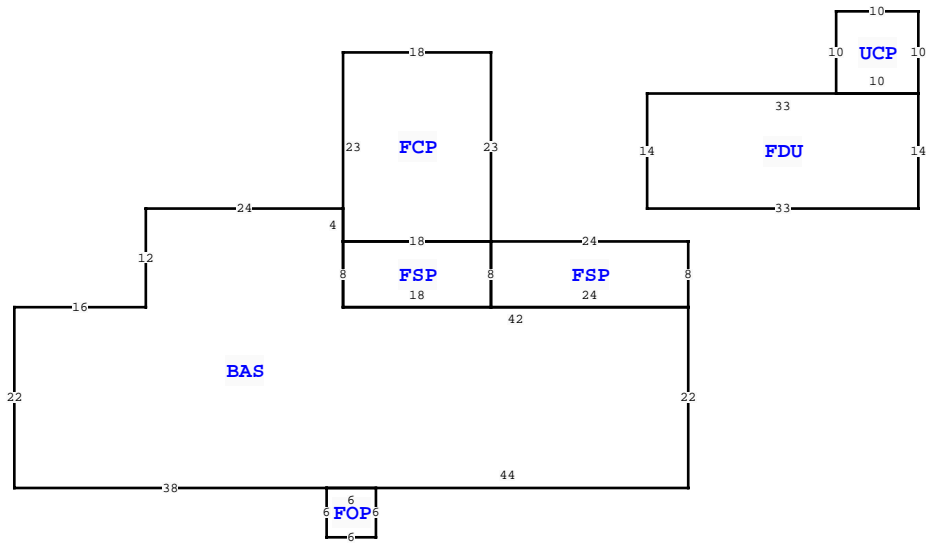
2026

20-3S-16-02193-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	70		
Interior Floor	15	HARDTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Frame	01	NONE	100		
Stories	1.1	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	20316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,092	100		2,092	168,724
FCP	414	25		104	8,388
FDU	462	60		277	22,341
FOP	36	30		11	887
FSP	144	40		58	4,678
FSP	192	40		77	6,210
UCP	100	20		20	1,613
TOTALS	3,440			2,639	212,841

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%	- 2026		Heated Area: 2092		HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	212,841			
TOTAL MARKET OB/XF VALUE	19,636			
TOTAL LAND VALUE - MARKET	40,460			
TOTAL MARKET VALUE	272,937			
SOH/AGL Deduction	0			
ASSESSED VALUE	272,937			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	221,526			
TOTAL JUST VALUE	272,937			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	267,157			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27995	MAINT/ALTR	45	08/06/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1459	9/12/2024	WD Q	Q	I	01	334,000
GRANTOR: JACKSON FRANK ELI						
GRANTEE: MORALES ADISBEL VER						
1416/2471	6/30/2020	WD U	I	37		125,500
GRANTOR: KATHY LORD						
GRANTEE: FRANK ELI & BRITTAN						

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
7	0020	BARN, FR	0	100	30	24	1.00	UT	0.00	2,000.00	100	2021	1975		100	2,000	
8	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	2025	1999		40	14,336	

TOTAL OB/XF												19,636												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	2.89	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,460							

BUILDING NOTES											
BAS=[ORIG=0,0] W24 S12 W16 S22 E38 E44 N22 W42 N8 N4 \$											
FDU=[ORIG=70,0] N14 W33 S14 E33 \$											
FCP=[ORIG=0,4] E18 N23 W18 S23 \$											
FSP=[ORIG=42,12] N8 W24 S8 E24 \$											
FSP=[ORIG=18,4] W18 S8 E18 N8 \$											
UCP=[ORIG=70,-14] N10 W10 S10 E10 \$											
FOP=[ORIG=-2,34] S6 E6 N6 W6 \$											

REVIEW DATE 10/15/2024 BY TP																													
Total Acres: 2.89										Total Land Value: 40,460					Market: 0					Agricultural: 0					Common: 40,460				