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

2027

20-3S-16-02193-000

BUILDING CHARACTERISTICS

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 Floo	13	LAM/VNLPLK 70
Interior Floo	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. 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

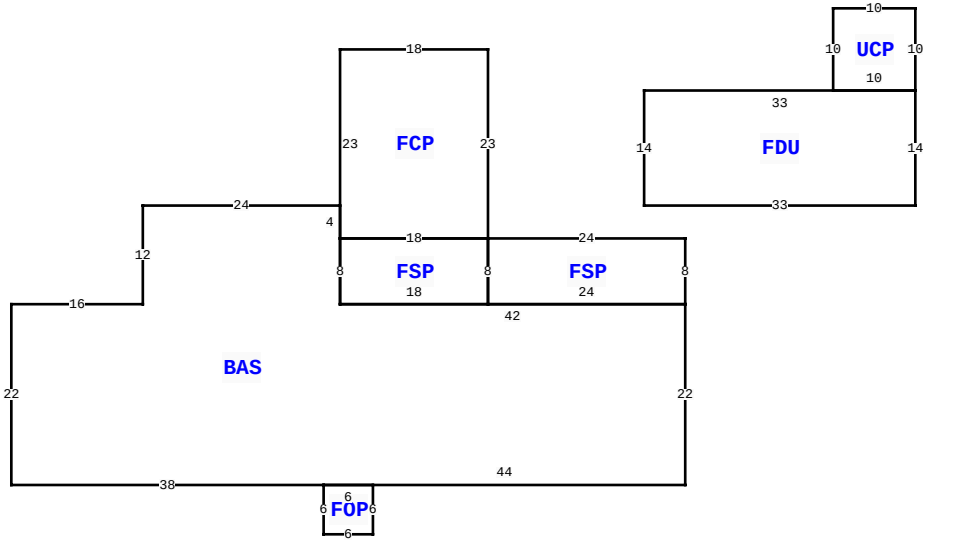
NEIGHBORHOOD/LOC 20316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,092	100		2,092	165,705
FCP	414	25		104	8,237
FDU	462	60		277	21,941
FOP	36	30		11	871
FSP	144	40		58	4,594
FSP	192	40		77	6,099
UCP	100	20		20	1,584
TOTALS	3,440			2,639	209,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,639	110.7840	121.86	321,589	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2092 HX Base Yr 2026



2956 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,033
TOTAL MARKET OB/XF VALUE		19,636
TOTAL LAND VALUE - MARKET		40,460
TOTAL MARKET VALUE		269,129
SOH/AGL Deduction		0
ASSESSED VALUE		269,129
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,718
TOTAL JUST VALUE		269,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,937

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	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						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,636

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	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							

REVIEW DATE 10/15/2024 BY TP Total Acres: 2.89 Total Land Value: 40,460 Market: 0 Agricultural: 0 Common: 40,460 PRINTED 11/17/2026 BY SYS