COMM NW COR OF SEC, RUN E 1238.8
CONT E 371.44 FT, S'LY 1384.28 F
RR, NW ALONG RR 411.81 FT, N 119

WILSON ALAN
2776 NW NASH RD
LAKE CITY, FL 32055

2026

20-3S-16-02199-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

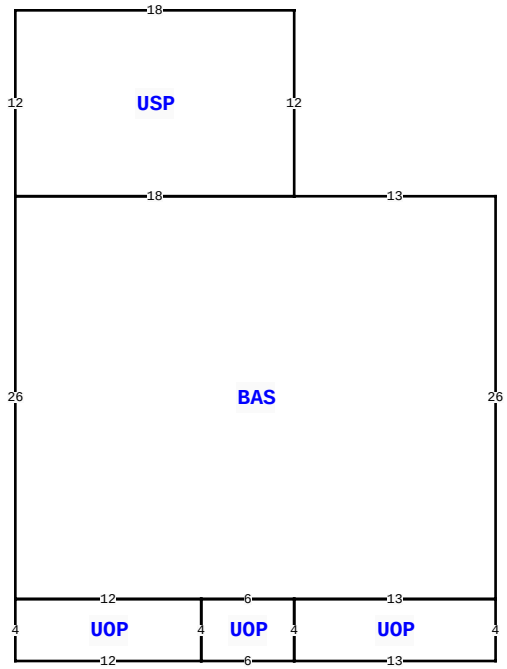
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	806	100		806	54,224
UOP	24	20		5	337
UOP	48	20		10	673
UOP	52	20		10	673
USP	216	35		76	5,113
TOTALS	1,146			907	61,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	907	90.7920	103.50	93,874	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 806 HX Base Yr 2020



2776 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		61,018
TOTAL MARKET OB/XF VALUE		28,917
TOTAL LAND VALUE - MARKET		64,700
TOTAL MARKET VALUE		154,635
SOH/AGL Deduction		49,719
ASSESSED VALUE		104,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,505
TOTAL JUST VALUE		154,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/2434	7/12/2011	TR	U	I	19	43,500
GRANTOR: HARVEY E OYER III AS						
GRANTEE: ALAN WILSON						
1217/2432	7/12/2011	PR	U	I	19	100
GRANTOR: HARVEY E OYER III AS						
GRANTEE: ALAN WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 USP= N12 W18 S12 E18$ W18 S26 UOP= S4 E12 N4 W12$
E12 UOP= S4 E6 N4 W6$ E6 UOP= S4 E13 N4 W13$ E13 N26$.

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	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
6	0030	BARN,MT	0	100	26	26	1.00	UT	10,816.00	10,816.00	100	2023	2022		100	10,816	
7	0030	BARN,MT	0	100	26	26	1.00	UT	11,492.00	11,492.00	100	2023	2022		100	11,492	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
9	0083	DOCK-LAKE	0	100	0	0	1.00	UT	11.50	11.50	100	2023	2022		74	9	

LAND DESCRIPTION

TOTAL OB/XF 28,917

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	6.80	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,600							
2	9520	C	LAKE	100		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	25.00	25.00	100							

REVIEW DATE 02/06/2023 BY KS Total Acres: 10.80 Total Land Value: 64,700 Market: 0 Agricultural: 0 Common: 64,700 PRINTED 05/08/2026 BY SYS