

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

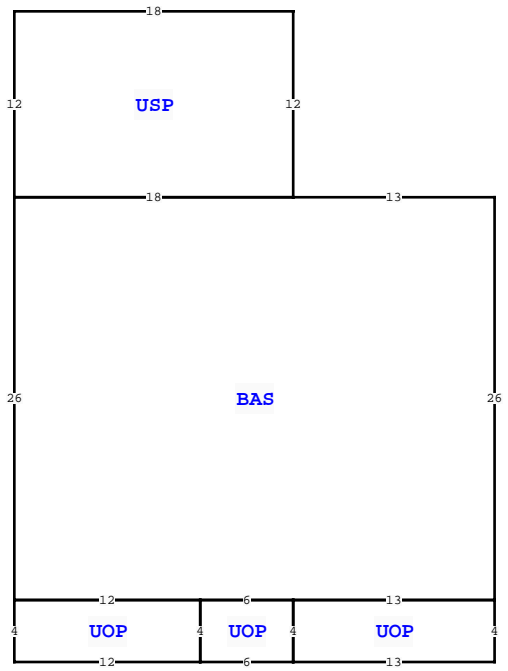
WILSON ALAN
 2776 NW NASH RD
 LAKE CITY, FL 32055

2026

20-3S-16-02199-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	806	100	
UOP	24	20	
UOP	48	20	
UOP	52	20	
USP	216	35	
TOTALS	1,146		907 59,951

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	101.69	92,233	1962	1962	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2020 Heated Area: 806 HX Base Yr 2020													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			59,951
TOTAL MARKET OB/XF VALUE			28,917
TOTAL LAND VALUE - MARKET			64,700
TOTAL MARKET VALUE			153,568
SOH/AGL Deduction			48,652
ASSESSED VALUE			104,916
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			53,505
TOTAL JUST VALUE			153,568
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						

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	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	

TOTAL OB/XF													
28,917													
BLD DATE		LGL DATE											
XF DATE		LAND DATE	05/04/2026										
INC DATE		AG DATE	MLU										

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\$.													

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	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							