COMM NW COR OF NW1/4 OF NW1/4,
RUN S 35 FT TO S R/W NASH RD,
E ALONG R/W 140.70 FT FOR POB,

NASH HENRY THOMAS
3000 NW NASH ROAD
LAKE CITY, FL 32055

2027

20-3S-16-02209-001

BUILDING CHARACTERISTICS

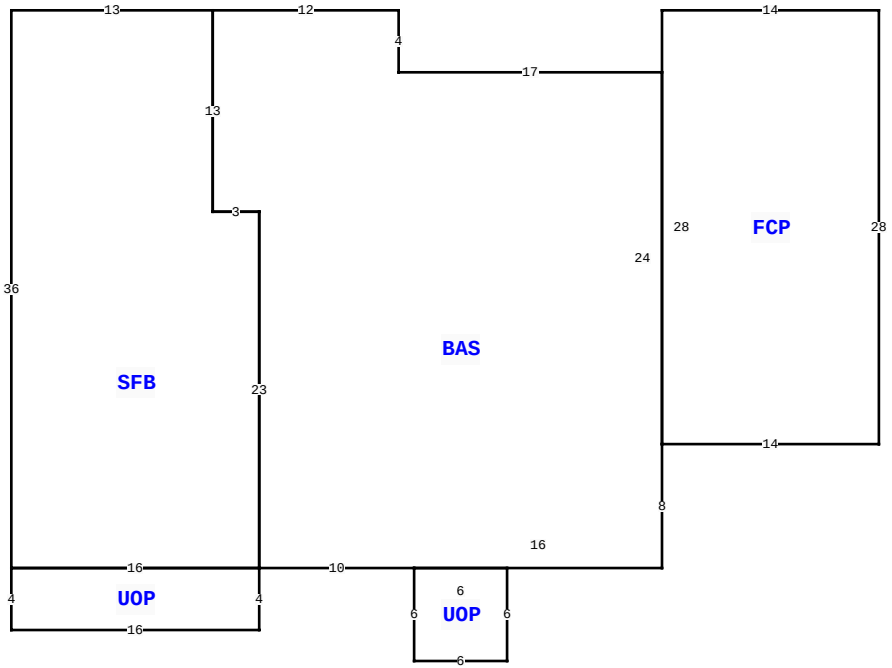
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	907	100		907	59,226
FCP	392	25		98	6,399
SFB	537	80		430	28,079
UOP	36	20		7	457
UOP	64	20		13	849
TOTALS	1,936			1,455	95,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,455	91.3275	100.46	146,169	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1444 HX Base Yr



3000 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,010
TOTAL MARKET OB/XF VALUE		10,940
TOTAL LAND VALUE - MARKET		25,620
TOTAL MARKET VALUE		131,570
SOH/AGL Deduction		58,496
ASSESSED VALUE		73,074
TOTAL EXEMPTION VALUE	HX HB	48,074
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N4 W12 SFB= W13 S36 UOP= S4 E16 N4 W16$ E16 N23 W3 N13$ S13 E3 S23 E10 UOP= S6 E6 N6 W6$ E16 N8 FCP= E14 N28 W14 S28$ N24$.

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	0070	CARPORT UF	0	100	12	20	240.00	UT	3.50	3.50	100	1993	1993	3	100	840	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2023	2022		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 10,940

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	1.83	AC		1.00	1.00	1.00	14,000.00	14,000.00	25,620							

REVIEW DATE 02/06/2023 BY KS Total Acres: 1.83 Total Land Value: 25,620 Market: 0 Agricultural: 0 Common: 25,620 PRINTED 11/17/2026 BY SYS