COMM NW COR, RUN S TO S R/W
NASH RD, E 140.70 FT, S 246
FT FOR POB, RUN E 314.31 FT TO

LEMAY JESSICA
3048 NW NASH RD
LAKE CITY, FL 32055

2027

20-3S-16-02209-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3048 NW NASH RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	34,440
TOTAL MARKET VALUE	41,640
SOH/AGL Deduction	2,589
ASSESSED VALUE	39,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,051
TOTAL JUST VALUE	41,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045519	Electrical Servic	0	09/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/2558	8/09/2002	WD	Q	V	01	100

GRANTOR: JO ANN NASH

GRANTEE: JESSICA LEMAY

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	2.46	AC		1.00	1.00	1.00	14,000.00	14,000.00	34,440							

REVIEW DATE 02/06/2023 BY KS Total Acres: 2.46 Total Land Value: 34,440 Market: 0 Agricultural: 0 Common: 34,440 PRINTED 11/17/2026 BY SYS