

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

2026

20-3S-16-02209-005  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 6,139 ASSESSED VALUE 35,501 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 35,501 TOTAL JUST VALUE 41,640 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 37,950																			
DOR CODE		9901 AC/XFOB																		PERMIT NUM		DESCRIPTION		AMT		ISSUED													
MAP NUM																				000045519		Electrical Servic		0		09/21/2022													
NEIGHBORHOOD/LOC		20316.00 1.00/																		SALES DATA																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE							
																						0959/2558		8/09/2002		WD Q		V		01		100							
																				GRANTOR: JO ANN NASH										GRANTEE: JESSICA LEMAY									
																				BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
TOTALS										3048 NW NASH RD, LAKE CITY										04/20/2026		MLU																	
EXTRA FEATURES																				BUILDING NOTES																			
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		BUILDING DIMENSIONS																			
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																						
																				TOTAL OB/XF 7,200																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/14/2026 BY SYS									