LOTS 18, 19, 20 & 21 BLOCK 7 BOU
S/D.

NASH MICHAEL A/NASH DEBORAH L
2627 NW NASH RD
LAKE CITY, FL 32055

2027

20-3S-17-05509-000

BUILDING CHARACTERISTICS

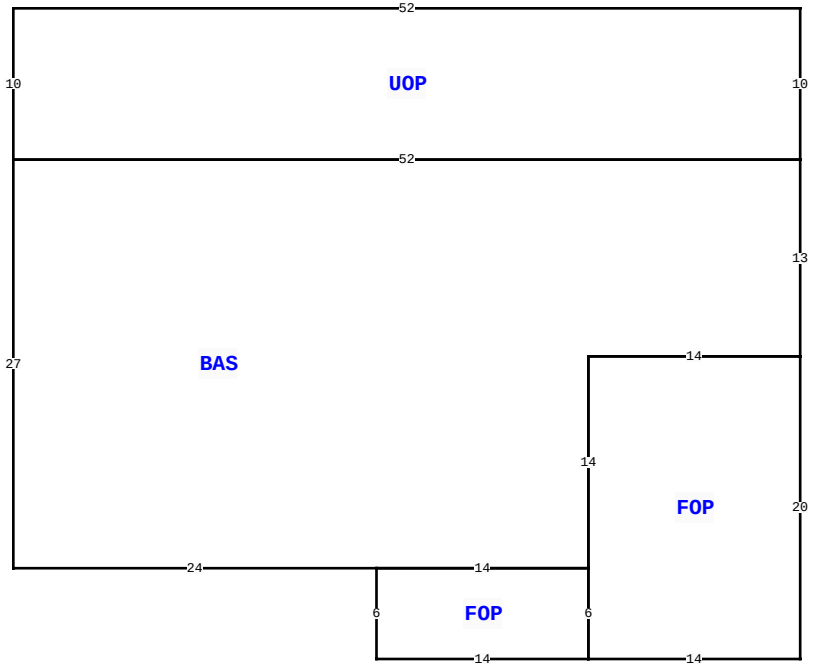
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100		1,208	72,756
FOP	84	30		25	1,506
FOP	280	30		84	5,059
UOP	520	20		104	6,264
TOTALS	2,092			1,421	85,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,421	84.2400	92.66	131,670	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1208 HX Base Yr



197 NW WALDO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,586
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	94,936
SOH/AGL Deduction	0
ASSESSED VALUE	94,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,936
TOTAL JUST VALUE	94,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/0858	2/23/2006	TR	Q	I	01	60,000
GRANTOR: RICHARD SKEENS TRUSTE						
GRANTEE: MICHAEL AND DEBORAH						
0852/0629	1/23/1998	WD	Q	I		25,000
GRANTOR: DAMPIER & DAMPIER						
GRANTEE: W A SKEENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E24 FOP= S6 E14 N6 W14$ E14 FOP= S6 E14 N20 W14 S14$ N14 E14 N13$ UOP= N10 W52 S10 E52$.

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	0	0	0	1.00	UT	600.00	600.00	25	0	0	3	25	150	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 350

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	0		00	0.00	0.00	4.00	LT		1.00	1.00	0.90	2,500.00	2,250.00	9,000							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.55 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 11/17/2026 BY SYS