N1/2 OF NW1/4, EX 1 AC DESC ORB
& EX 1.85 AC FOR BALANCE RD DESC
& EX 5.01 AC DESC ORB 960-2654 &

OWENS DANIEL E/OWENS PAULA P
P O BOX 2296
LAKE CITY, FL 32056

2027

21-3S-16-02211-001

BUILDING CHARACTERISTICS

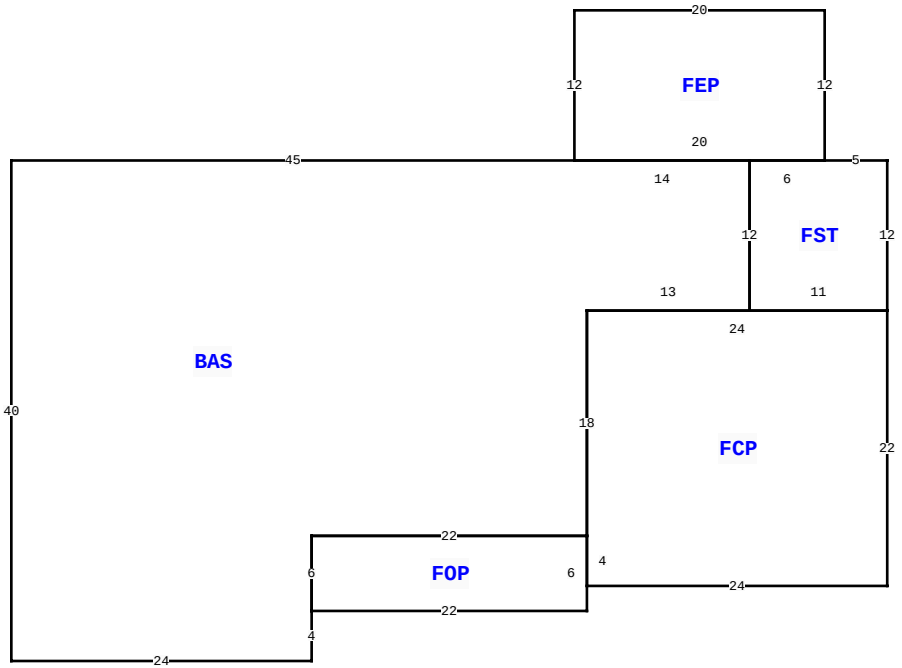
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	150,892
FCP	528	25		132	11,215
FEP	240	80		192	16,312
FOP	132	30		40	3,398
FST	132	55		73	6,202
TOTALS	2,808			2,213	188,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,213	118.8250	130.71	289,261	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1776 HX Base Yr



1606 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,020
TOTAL MARKET OB/XF VALUE		4,720
TOTAL LAND VALUE - MARKET		242,820
TOTAL MARKET VALUE		211,494
SOH/AGL Deduction		95,947
ASSESSED VALUE		115,547
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,136
TOTAL JUST VALUE		435,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,969

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= W45 S40 E24 N4 FOP= E22N6 W22 S6$ N6 E22 FCP= S4 E24N22 W24 S18$ N18 E13 FST= E11N12 W5 FEP= N12 W20 S12 E20$ W6 S12$N12 W14$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.00	2.00	60	1993	1993	3	60	346	
4	0252	LEAN-TO W/	0	100	12	24	288.00	UT	2.00	2.00	60	1993	1993	3	60	346	
5	0060	CARPORT F	0	100	24	24	576.00	UT	5.00	5.00	60	1993	1993	3	60	1,728	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,720

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	29.33	AC		1.00	1.00	1.00	281.00	281.00	8,242							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.14	AC		1.00	1.00	1.00	445.00	445.00	4,512							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.47	AC		1.00	1.00	1.00	6,000.00	6,000.00	236,820							

REVIEW DATE 02/09/2023 BY KS Total Acres: 40.47 Total Land Value: 18,754 Market: 236,820 Agricultural: 12,754 Common: 6,000 PRINTED 11/17/2026 BY SYS