BEG SE COR OF NE1/4 OF NE1/4,
RUN W 70 FT, N 100 FT, W 425
FT, N 420 FT, E 425 FT, N

FLORIDA POWER & LIGHT CO
P O BOX 14000
JUNO BEACH, FL 33408

2026

21-3S-16-02211-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

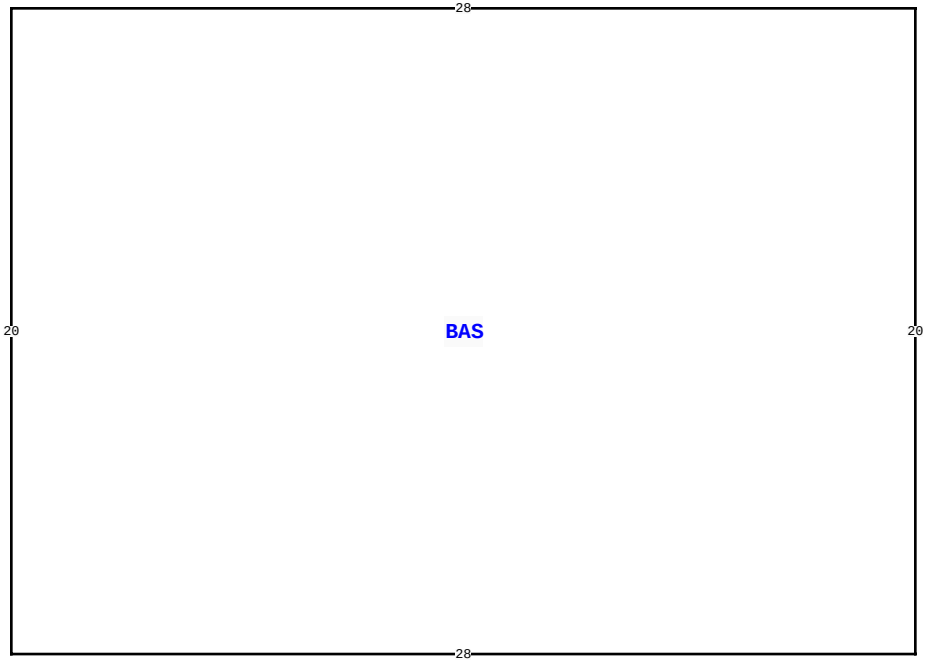
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	9100	UTILITIES
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	560	100		560	10,495
TOTALS	560			560	10,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	560	98.6328	37.48	20,989	1992	1992	0	0	0	50.00	50.00

1 C B MISC 0% - 0 Heated Area: 560 HX Base Yr



1362 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	10,494
TOTAL MARKET OB/XF VALUE	34,014
TOTAL LAND VALUE - MARKET	80,880
TOTAL MARKET VALUE	125,388
SOH/AGL Deduction	21,129
ASSESSED VALUE	104,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,259
TOTAL JUST VALUE	125,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,781

LAND:1:1: SEE FPL PP FILE.

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= W28 S20E28 N20$.

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	0150	CLFENCE 8	0	0	0	0	830.00	UT	4.60	4.60	100	0	0	3	100	3,818	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0260	PAVEMENT-A	0	0	0	0	31,884.00	UT	0.90	0.90	100	1993	1993	3	100	28,696	

LAND DESCRIPTION

TOTAL OB/XF 34,014

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	9100	C	UTILITY	0		A-1	0.00	0.00	6.74	AC		1.00	1.00	1.50	8,000.00	12,000.00	80,880							

REVIEW DATE 02/09/2023 BY KS Total Acres: 6.74 Total Land Value: 80,880 Market: 0 Agricultural: 0 Common: 80,880 PRINTED 05/15/2026 BY SYS