COMM INTSECT OF WEST LINE OF SEC
CR-242, RUN S 634.40 FT, E 206.5
CONT E 206.50 FT, S 210 FT, W 20

NASH DEBORAH LYONS
2627 NW NASH RD
LAKE CITY, FL 32024

2026

27-4S-16-03205-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

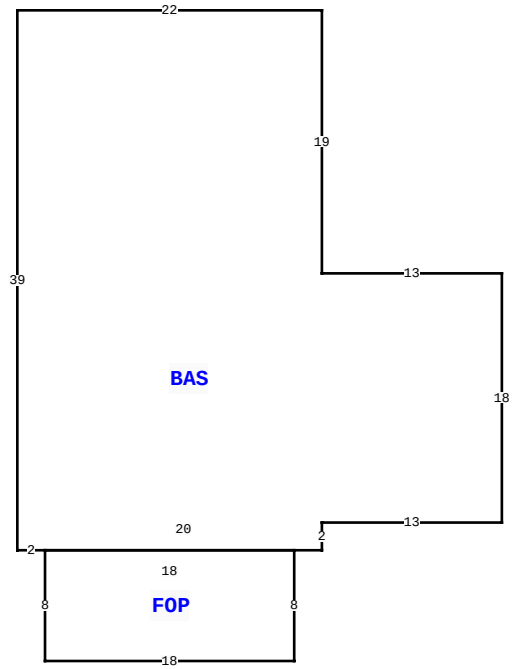
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	51,361
FOP	144	30		43	2,022
TOTALS	1,236			1,135	53,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,135	64.6088	72.36	82,129	1946	1946	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1092 HX Base Yr



231 SW DEAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,384
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	67,584
SOH/AGL Deduction	0
ASSESSED VALUE	67,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,584
TOTAL JUST VALUE	67,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10726	REMODEL	105	02/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1461/1641	3/10/2022	PB	U	I	18	0
GRANTOR: BROWN PAULINE						
GRANTEE: NASH DEBORAH LYONS						
1104/1726	12/05/2006	QC	Q	I	06	100
GRANTOR: PAULINE BROWN & ETAL						
GRANTEE: PAULINE BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S39 E2 FOP= S8 E18 N8 W18$ E20 N2 E13 N18 W13 N19$.

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	0294	SHED WOOD/	0	0	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 07/22/2019 BY KR Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 03/25/2026 BY SYS