

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

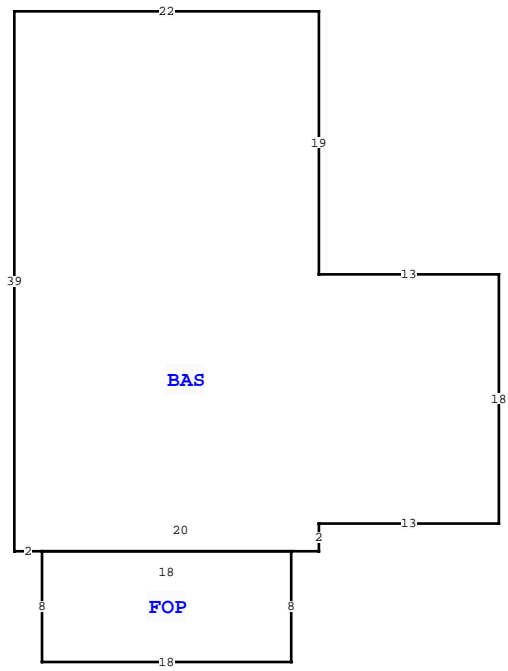
NASH DEBORAH LYONS
2627 NW NASH RD
LAKE CITY, FL 32024

2026

27-4S-16-03205-000
VALUATION SUMMARY

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 Floor	14	CARPET	90		
Interior Floor	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	
1	SINGLE FAM	0%	2023									
				Heated Area:	1092			HX Base Yr				



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		53,384
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		69,584
SOH/AGL Deduction		0
ASSESSED VALUE		69,584
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		69,584
TOTAL JUST VALUE		69,584
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						

EXTRA FEATURES																
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
1	0294	SHED WOOD/	0	0	10	16			0.00	100	0	0	3	100	200	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/16/2026	MLU

BUILDING NOTES												

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

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	16,000.00	16,000.00	16,000								