BEG SW COR OF NW1/4 OF NE1/4,
RUN E 373.20 FT, N 742.03 FT
FOR POB, RUN N 502.53 FT TO

NASH SYLVESTER T/NASH MARY ALICE
3624 NW BROWN RD
LAKE CITY, FL 32055

2024

19-3S-16-02181-004

BUILDING CHARACTERISTICS

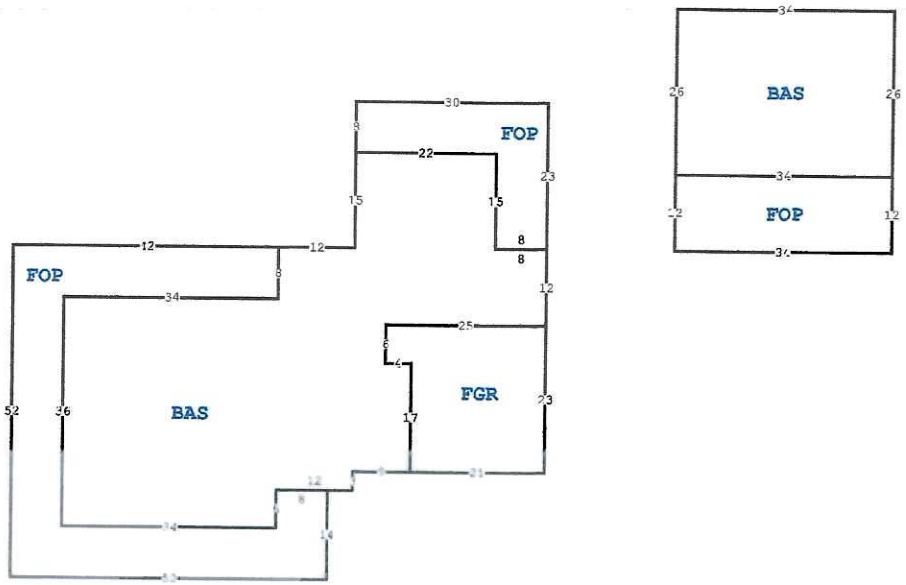
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	19316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	86,787
BAS	2,553	100	2,553	250,641
FGR	507	55	279	27,391
FOP	360	30	108	10,603
FOP	408	30	122	11,977
FOP	1,072	30	322	31,612
TOTALS	5,784		4,268	419,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,268	121.4246	127.50	544,170	2000	2000	0	0	0	23.00	77.00

2 SINGLE FAM - 100% - 1997 Heated Area: 3437 HX Base Yr 1997



3624 NW BROWN RD, LAKE CITY

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

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	18,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1987	1987	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	710.00	UT	1.50	1.50	100	2000	2000	3	100	1,065	
5	0280	POOL R/CON	0	100	22	40	880.00	UT	70.00	70.00	100	2001	2001	3	40	24,640	
6	0166	CONC,PAVMT	0	100	0	0	935.00	UT	1.50	1.50	100	2001	2001	3	100	1,403	
7	0169	FENCE/WOOD	0	100	188	8	1,504.00	UT	10.00	10.00	100	2000	2000	3	100	15,040	
8	0260	PAVEMENT-A	0	100	0	0	6,718.00	UT	1.50	1.50	100	2000	2000	3	100	10,077	

LAND DESCRIPTION

TOTAL OB/XF 71,725

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	7.73	AC		1.00	1.00	1.00	8,000.00	8,000.00	61,840							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.27	AC		1.00	1.00	1.00	8,000.00	8,000.00	18,160							

REVIEW DATE 01/27/2023 BY JS Total Acres. 10.00 Total Land Value. 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/07/2024 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	419,011
TOTAL MARKET OB/XF VALUE	71,725
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	570,736
SOH/AGL Deduction	183,777
ASSESSED VALUE	386,959
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	336,959
TOTAL JUST VALUE	570,736
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,639

PRMT:3:1: POOL HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046049	Roof Replacement	23,200	12/06/2022
18706	ADDN SFR	172	09/07/2001
18602	POOL	125	08/13/2001
16843	SFR	415	04/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/2111	4/12/2017	WD	U	I	11	100
GRANTOR: SYLVESTER T NASH & MA						
GRANTEE: SYLVESTER T & MARY						
0829/2702	10/25/1996	WD	U	I	35	122,500
GRANTOR: WILLIAM A & NAN W BEL						
GRANTEE: SYLVESTER T NASH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W42 S52 E50 N14 W8 S6 W34 N36 E34 N8$ S8 W34 S36 E34 N6 E12 N3 E9 FGR= E21 N23 W25 S6 E4 S17$ N17 W4 N6 E25 N12 FOP= N23 W30 S8 E22 S15 E8$ W8 N15 W22 S15$ PTR= E50 FOP= E34 N12 BAS= N26 W34 S26 E34$ W34 S12$ W50$.