COMM NW COR OF NE1/4, RUN E
399.83 FT, SE 520.70 FT, S
3997.81 FT, E 532.59 FT FOR

HUNTER LORRAINE C
3397 NW NASH RD
LAKE CITY, FL 32055

2024

18-3S-16-02177-119

BUILDING CHARACTERISTICS

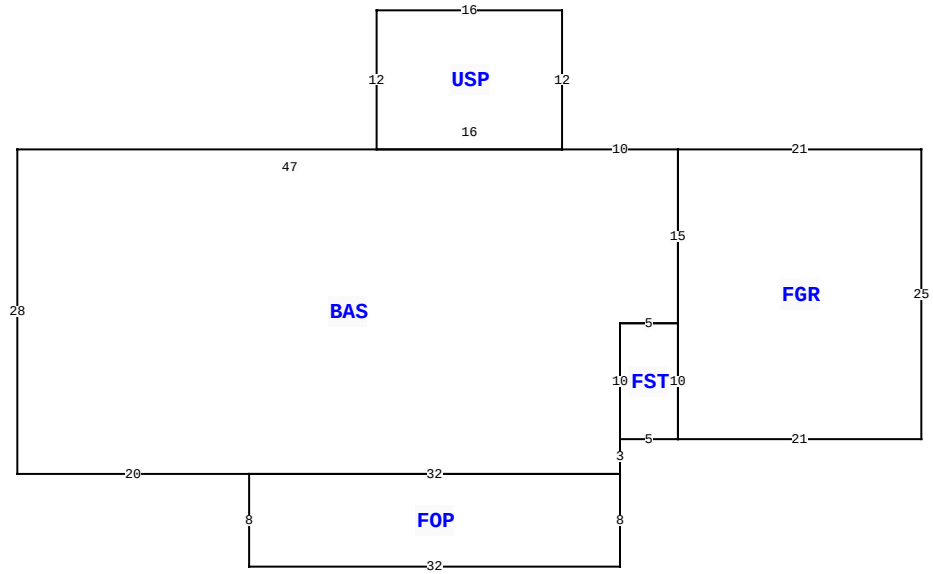
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100	1,531	127,118
FGR	525	55	289	23,996
FOP	256	30	77	6,393
FST	50	55	28	2,325
USP	192	35	67	5,563
TOTALS	2,554		1,992	165,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	112.3260	107.83	214,797	2000	2000	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2001 Heated Area: 1531 HX Base Yr 2001



3397 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,394
TOTAL MARKET OB/XF VALUE		3,709
TOTAL LAND VALUE - MARKET		41,040
TOTAL MARKET VALUE		210,143
SOH/AGL Deduction		64,134
ASSESSED VALUE		146,009
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		91,009
TOTAL JUST VALUE		210,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,291

LAND:2:1: ASSESSED AS LARGE TRACT JOINS OTHER PARC

PRMT:1:1: RINDLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15976	SFR	235	08/31/1999
12850	M H	125	08/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0881/2450	6/07/1999	WD	Q	V		26,500
GRANTOR: RICHARDSON						
GRANTEE: HUNTER						
0857/2151	11/01/1997	WD	U	V	01	0
GRANTOR: GEORGE RICHARDSON						
GRANTEE: CAROL T RICHARDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 USP= N12 W16 S12 E16$ W47 S28 E20 FOP= S8 E32 N8 W32$ E32 N3 FST= E5 N10 W5 S10$ N10 E5 FGR= S10 E21 N25 W21 S15$ N15$.

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	0166	CONC,PAVMT	0	100	17	18	306.00	UT	1.50	1.50	100	2000	2000	3	100	459	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 3,709

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	5.70	AC		1.00	1.00	0.90	8,000.00	7,200.00	41,040							

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.70 Total Land Value: 41,040 Market: 0 Agricultural: 0 Common: 41,040 PRINTED 02/14/2024 BY SYS