S1/2 OF E1/2 OF W1/2 OF NE1/4, E
AC DESC IN ORB 711-283 & EX 5.01
1032-1414.

ASH BRUCE T
113 SW KEMP CT
LAKE CITY, FL 32024

2026

14-5S-16-03612-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

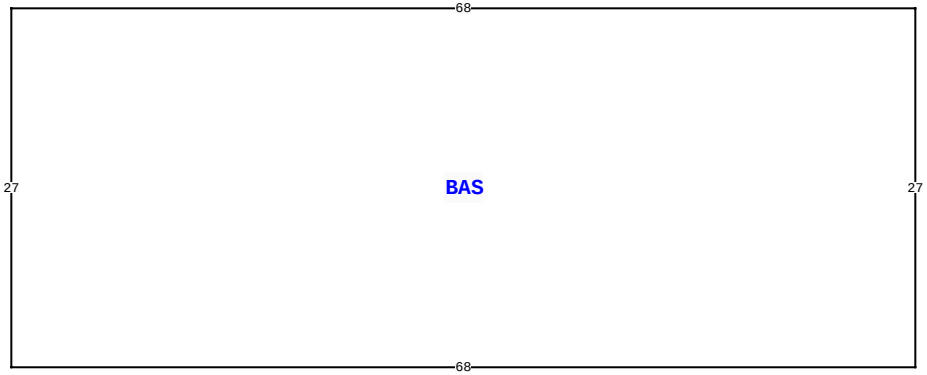
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	108,120
TOTALS	1,836			1,836	108,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,836	113.9000	107.07	196,581	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 100% - 2022 Heated Area: 1836 HX Base Yr 2022



113 SW KEMP 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		108,120
TOTAL MARKET OB/XF VALUE		7,829
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		156,619
SOH/AGL Deduction		32,203
ASSESSED VALUE		124,416
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		23,694
TOTAL JUST VALUE		210,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,949

XFOB:2:1: MERI ID#FLHML2F2417-216-5628 A & B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046239	Roof Replacement	14,455	01/11/2023
24509	M H	275	05/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1316/2566	6/15/2016	WD	Q	I	01	123,000
GRANTOR: RICHARD ANTHONY WOLZ						
GRANTEE: BRUCE T ASH						
0788/0840	3/28/1994	QC	Q	I	01	0
GRANTOR: DORETHA L WOLZ						
GRANTEE: RICHARD ANTHONY WOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 E68 N27$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	10	18	180.00	UT	3.00	3.00	70	1993	1993	3	70	378	
3	0252	LEAN-TO W/	0	100	6	12	72.00	UT	3.00	3.00	70	1993	1993	3	70	151	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,829

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	38,000							
2	5500	A	TIMBER 2	100		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670							
3	9910	M	MKT.VAL.AG	100					6.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	57,000							

REVIEW DATE 02/01/2023 BY JS Total Acres: 10.00 Total Land Value: 40,670 Market: 57,000 Agricultural: 2,670 Common: 38,000 PRINTED 11/19/2025 BY SYS