

COMM AT NW COR OF NE1/4 OF SW1/4
FOR POB, CONT E 290.28 FT TO W R
HAMMOCK RD, S 150.35 FT W 290.28

ASH JAMES W/ASH JOSEPH BRENT
141 SE PELICAN GLN
LAKE CITY, FL 32025

2026

18-4S-18-10380-002



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		2 100
Bathrooms		1.5 100
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	0200 MOBILE HOME	
MAP NUM		04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	20,948
TOTALS	780			780	20,948

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC	

REVIEW DATE 06/30/2025 BY chuck

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	780	111.9000	67.14	52,369	1987	1987	0	0	60.00	40.00
1 MOBILE HME 0% - 2021 Heated Area: 780 HX Base Yr											
13 60 60 13 BAS											

TOTAL OB/XF 7,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV	ADJ UNIT PRICE	NOTES
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		9,000.00	

TOTAL OB/XF 7,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV	ADJ UNIT PRICE	NOTES
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		9,000.00	

REVIEW DATE 06/30/2025 BY chuck Total Acres: 1.00 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										20,948		
TOTAL MARKET OB/XF VALUE										7,000		
TOTAL LAND VALUE - MARKET										9,000		
TOTAL MARKET VALUE										36,948		
SOH/AGL Deduction										9,035		
ASSESSED VALUE										27,913		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										27,913		
TOTAL JUST VALUE										36,948		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										36,948		

BUILDING NOTES													

BUILDING DIMENSIONS							
BAS= W60 S13 E60 N13\$.							