BEG NW COR OF N1/2 OF SE1/4 OF S
THENCE RUN E 400 FT, S 250 FT, W
FT, W 176 FT, N 181 FT TO POB. E

ASH ROGER/ASH MELISSA
202 SW LENVIL LN
FORT WHITE, FL 32038

2026

20-5S-16-03667-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

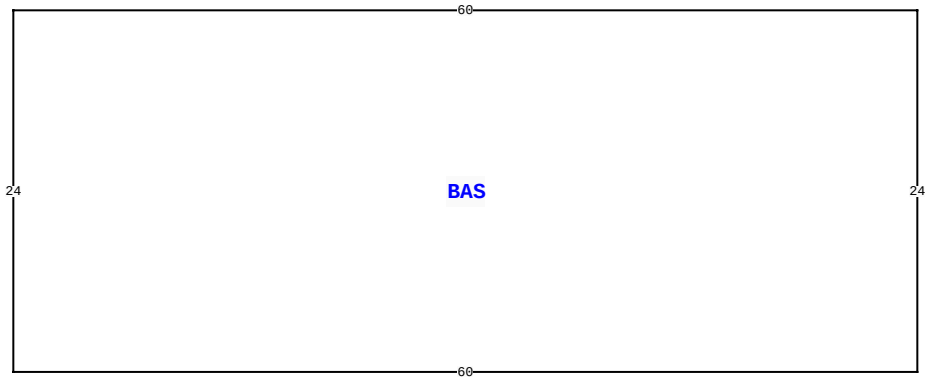
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 20516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	41,126
TOTALS	1,440			1,440	41,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	119.0000	71.40	102,816	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1440 HX Base Yr 2021



170 SW LENVIL LN, FORT WHITE

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		41,126
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		28,560
TOTAL MARKET VALUE		78,486
SOH/AGL Deduction		27,044
ASSESSED VALUE		51,442
TOTAL EXEMPTION VALUE	HX HB	26,442
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		78,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27274	M H	421	08/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/0395	7/06/2020	QC	U	I	11	100
GRANTOR: JEFFERY L & CAROL CLA						
GRANTEE: ROGER & MELISSA ASH						
1016/2667	5/28/2004	QC	Q	V	01	100
GRANTOR: MARCELLA G CLARK						
GRANTEE: JEFFREY L & CAROL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S24 E60 N24 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	2.04	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,560							

REVIEW DATE 05/21/2025 BY JB Total Acres: 2.04 Total Land Value: 28,560 Market: 0 Agricultural: 0 Common: 28,560 PRINTED 11/19/2025 BY SYS