N1/2 OF NW1/4 OF SE1/4 OF NW1/4 EX RD R/W. (AKA LOT 25 OF AN UNREC S/D).

NYDAM RYAN NEAL/NYDAM DEBRA L
1130 NW ASH DR
LAKE CITY, FL 32055

2026

21-3S-16-02215-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

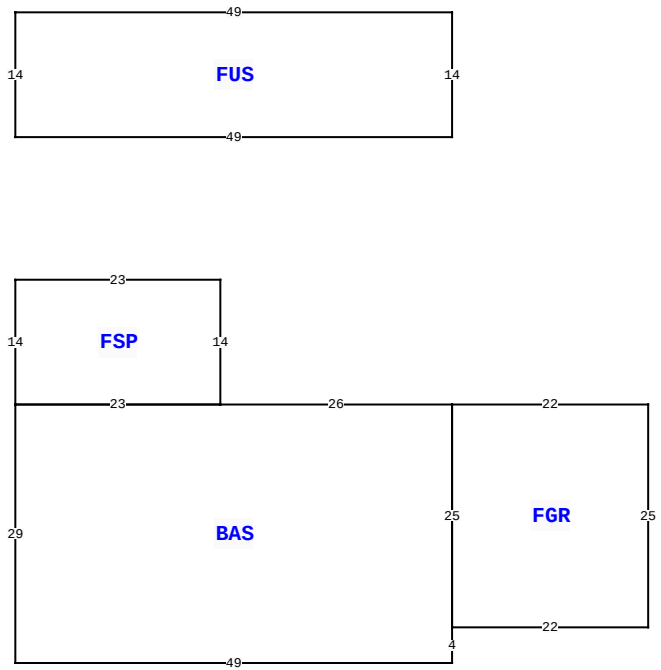
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	21316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100		1,421	119,400
FGR	550	55		302	25,376
FSP	322	40		129	10,839
FUS	686	100		686	57,641
TOTALS	2,979			2,538	213,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,538	115.4160	129.27	328,087	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 2107 HX Base Yr 2004



1130 NW ASH DR, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		213,257
TOTAL MARKET OB/XF VALUE		37,236
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		305,493
SOH/AGL Deduction		106,767
ASSESSED VALUE		198,726
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,004
TOTAL JUST VALUE		305,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054325	Roof Replacement	26,248	10/27/2025
9873	POOL	90	06/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0982/1788	5/06/2003	WD	Q	I	06	150,000
GRANTOR: NEAL R & NANCY NYDAM						
GRANTEE: RYAN NEAL & DEBRA L						
0509/0471	6/01/1979	03	Q	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N14 W23 S14 E23$ W23 S29 E49 N4 FGR= E22 N25 W22 S25$ N25$ PTR=N30 FUS= N14 W49 S14 E49$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
4	0031	BARN,MT AE	0	100	60	44	2,640.00	UT	10.00	10.00	70	1993	1993	3	70	18,480	
5	0040	BARN,POLE	0	100	12	20	240.00	UT	3.00	3.00	100	2008	2008	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 37,236

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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 02/08/2023 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS