W1/2 OF SE1/4 OF NE1/4 OF SW1/4,
1.31 AC (AKA N PART OF LOT 2 UNR

ROSSIN IZELL JR
773 NW ASH DR
LAKE CITY, FL 32055

2026

21-3S-16-02215-021

BUILDING CHARACTERISTICS

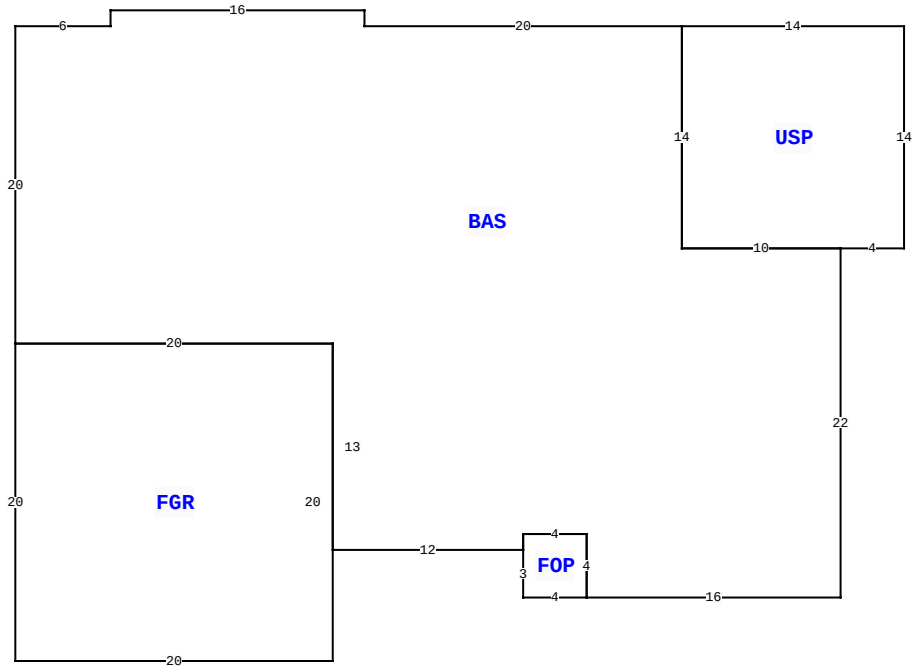
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	0200	MOBILE HOME
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	1,376	100		1,376	133,850
FGR	400	55		220	21,401
FOP	16	30		5	487
USP	196	35		69	6,712
TOTALS	1,988			1,670	162,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	115.8000	129.70	216,599	1994	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 0 Heated Area: 1376 HX Base Yr



773 NW ASH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,449
TOTAL MARKET OB/XF VALUE		22,092
TOTAL LAND VALUE - MARKET		24,900
TOTAL MARKET VALUE		209,441
SOH/AGL Deduction		89,515
ASSESSED VALUE		119,926
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,204
TOTAL JUST VALUE		209,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8016	SFR	38,000	01/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/2081	6/27/2025	WD	Q	I	01	289,900

GRANTOR: DAUGHERTY BRENDA G

GRANTEE: ROSSIN IZELL JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N1 W16 S1 W6 S20 FGR= S20 E20 N20 W20$ E20 S13E12 FOP= S3 E4 N4 W4 S1$ N1 E4 S4 E16 N22 USP= E4 N14 W14S14 E10$ W10 N14$.

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	22	374.00	UT	1.40	1.40	100	0	0	3	100	524	
2	0166	CONC,PAVMT	0	100	3	18	54.00	UT	1.40	1.40	100	0	0	3	100	76	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	70	1993	1993	3	70	756	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,000	
9	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 22,092

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	1.66	AC		1.00	1.00	1.00	15,000.00	15,000.00	24,900							

REVIEW DATE 10/13/2025 BY TP Total Acres: 1.66 Total Land Value: 24,900 Market: 0 Agricultural: 0 Common: 24,900 PRINTED 11/20/2025 BY SYS