COMM SE COR OF S1/2 OF NE1/4 OF
FT, N 154.58 FT FOR POB, W 288.2
FT, E 287.54 FT, S 85.52 FT, W 1

SHUMAKER JAMES ROBERT
837 NW ASH DR
LAKE CITY, FL 32055

2026

21-3S-16-02215-032

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03

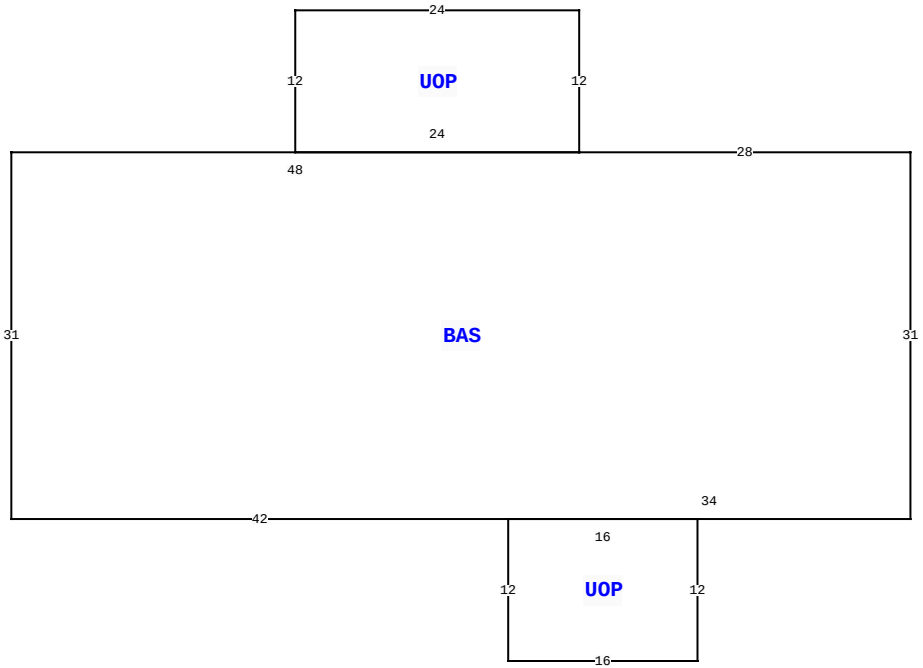
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	125,524
UOP	192	25		48	2,558
UOP	288	25		72	3,836
TOTALS	2,836			2,476	131,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,476	103.0500	96.87	239,850	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 2356 HX Base Yr 2009



837 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		131,918
TOTAL MARKET OB/XF VALUE		11,776
TOTAL LAND VALUE - MARKET		16,350
TOTAL MARKET VALUE		160,044
SOH/AGL Deduction		85,994
ASSESSED VALUE		74,050
TOTAL EXEMPTION VALUE	HX HB DX	54,050
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		160,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2210	5/21/2025	LE	U	I	14	100
GRANTOR: SHUMAKER JAMES ROBERT						
GRANTEE: SHUMAKER BROCK NICH						
1168/0922	9/20/2008	WD	Q	I	01	100
GRANTOR: JOSEPH H KENNEDY & EV						
GRANTEE: JAMES ROBERT SHUMAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N12 W24 S12 E24$ W48 S31 E42 UOP= S12 E16 N12 W16$ E34 N31$.

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	0031	BARN,MT AE	0	100	24	36	864.00	UT	9.00	9.00	100	2014	2014	3	100	7,776	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,776

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	1.09	AC		1.00	1.00	1.00	15,000.00	15,000.00	16,350							

REVIEW DATE 02/08/2023 BY KS Total Acres: 1.09 Total Land Value: 16,350 Market: 0 Agricultural: 0 Common: 16,350 PRINTED 11/19/2025 BY SYS