

KING WESLEY S/KING JENNIFER COWDREY  
1067 NW ASH DR  
LAKE CITY, FL 32055

# 2026

**21-3S-16-02215-043**

| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                                                |              |                      |                |                |          |                | MARKET ADJUSTMENTS        |         |             |                           |              |                 |                |            |                             |          | COLUMBIA COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|------------------------------------------------|--------------|----------------------|----------------|----------------|----------|----------------|---------------------------|---------|-------------|---------------------------|--------------|-----------------|----------------|------------|-----------------------------|----------|--------------------------|------|-----|----|--------|--|--|--|--|--|
| CONSTRUCTION                                                                                                                               |                  |                |                                                |              |                      |                |                |          |                | VALUATION SUMMARY         |         |             |                           |              |                 |                |            |                             |          | PAGE 1 of 1              |      |     |    |        |  |  |  |  |  |
| ELEMENT                                                                                                                                    | CD               | TYPE           | MDL                                            | EFF. AREA    | TOT ADJ PTS          | EFF. BASE RATE | REPL. COST NEW | AYB      | EYB            | ECON                      | FNCT    | NORM        | % COND                    | VALUATION BY |                 |                |            |                             | STANDARD |                          |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | VINYL SID 100  | 0201                                           | 02           | 2,356                | 117.5000       | 110.45         | 260,220  | 2000           | 2000                      | 0       | 0           | 0 45.00                   | 55.00        | Tax Group: 2    |                |            |                             |          | Tax Dist:                |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 00               | N/A 0          | 1 MANUF 1 100% - 2022                          |              |                      |                |                |          |                |                           |         |             | Heated Area: 2356         |              |                 |                |            | HX Base Yr 2022             |          |                          |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | <div>317676</div> <div>BAS</div> <div>31</div> |              |                      |                |                |          |                |                           |         |             | BUILDING MARKET VALUE     |              |                 |                |            | 143,121                     |          |                          |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 14               | PREFIN MT 100  |                                                |              |                      |                |                |          |                |                           |         |             | TOTAL MARKET OB/XF VALUE  |              |                 |                |            | 14,500                      |          |                          |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                                                |              |                      |                |                |          |                |                           |         |             | TOTAL LAND VALUE - MARKET |              |                 |                |            | 24,900                      |          |                          |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 50   |                                                |              |                      |                |                |          |                |                           |         |             | TOTAL MARKET VALUE        |              |                 |                |            | 182,521                     |          |                          |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 50      |                                                |              |                      |                |                |          |                |                           |         |             | SOH/AGL Deduction         |              |                 |                |            | 45,207                      |          |                          |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                                                |              |                      |                |                |          |                |                           |         |             | ASSESSED VALUE            |              |                 |                |            | 137,314                     |          |                          |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                                                |              |                      |                |                |          |                |                           |         |             | TOTAL EXEMPTION VALUE     |              |                 |                |            | HX HB 50,722                |          |                          |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 3                | 100            |                                                |              |                      |                |                |          |                |                           |         |             | BASE TAXABLE VALUE        |              |                 |                |            | 86,592                      |          |                          |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 2                | 100            |                                                |              |                      |                |                |          |                |                           |         |             | TOTAL JUST VALUE          |              |                 |                |            | 182,521                     |          |                          |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                      | 01               | NONE 100       |                                                |              |                      |                |                |          |                |                           |         |             | NCON VALUE                |              |                 |                |            | 0                           |          |                          |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         | INCOME VALUE                                   |              |                      |                |                |          |                |                           |         |             |                           |              |                 |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                      | 0                | 100            | PREVIOUS YEAR MKT VALUE                        |              |                      |                |                | 182,521  |                |                           |         |             |                           |              |                 |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                        | 2,356            | 100            |                                                | 2,356        | 143,121              |                |                |          |                |                           |         |             |                           |              |                 |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                     | 2,356            |                |                                                | 2,356        | 143,121              |                |                |          |                |                           |         |             |                           |              |                 |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                                                |              |                      |                |                |          |                | 1067 NW ASH DR, LAKE CITY |         |             |                           |              |                 |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | 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                                                                                                                                          | 0296             | SHED METAL     | 0 100                                          | 0            | 0                    | 1.00           | UT             | 4,500.00 | 4,500.00       | 100                       | 2021    | 2020        |                           | 100          | 4,500           |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                          | 0261             | PRCH, UOP      | 0 100                                          | 0            | 0                    | 1.00           | UT             | 600.00   | 600.00         | 100                       | 2021    | 2020        |                           | 100          | 600             |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                          | 9945             | Well/Sept      | 0 100                                          | 0            | 0                    | 1.00           | UT             | 7,000.00 | 7,000.00       | 100                       |         |             | 3                         | 100          | 7,000           |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                          | 0190             | FPLC PF        | 0 100                                          | 0            | 0                    | 1.00           | UT             | 1,200.00 | 1,200.00       | 100                       | 2021    | 2020        |                           | 100          | 1,200           |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| 5                                                                                                                                          | 0260             | PAVEMENT-A     | 0 100                                          | 0            | 0                    | 1.00           | UT             | 1,200.00 | 1,200.00       | 100                       | 2023    | 2022        |                           | 100          | 1,200           |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                                                |              |                      |                |                |          |                | TOTAL OB/XF 14,500        |         |             |                           |              |                 |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS            | LAND USE DESCRIPTION                           | CAP          | R D                  | LOC ZONE       | FRONT          | DEPTH    | TOT LND UTS    | UNIT TYPE                 | D T     | DPH 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     | 1.66           | AC                        |         | 1.00        | 1.00                      | 1.00         | 15,000.00       | 15,000.00      | 24,900     |                             |          |                          |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 02/09/2023 BY KS Total Acres: 1.66 Total Land Value: 24,900 Market: 0 Agricultural: 0 Common: 24,900 PRINTED 11/19/2025 BY SYS |                  |                |                                                |              |                      |                |                |          |                |                           |         |             |                           |              |                 |                |            |                             |          |                          |      |     |    |        |  |  |  |  |  |