COMM NE COR OF SW1/4 OF SE1/4, R
POB, RUN S TO N LINE OF RR, NW A
APPROX 990 FT TO W LINE OF SW1/4

JOHNS PHYLLIS B
436 NW ASH DRIVE
LAKE CITY, FL 32055

**2026**

**21-3S-16-02224-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

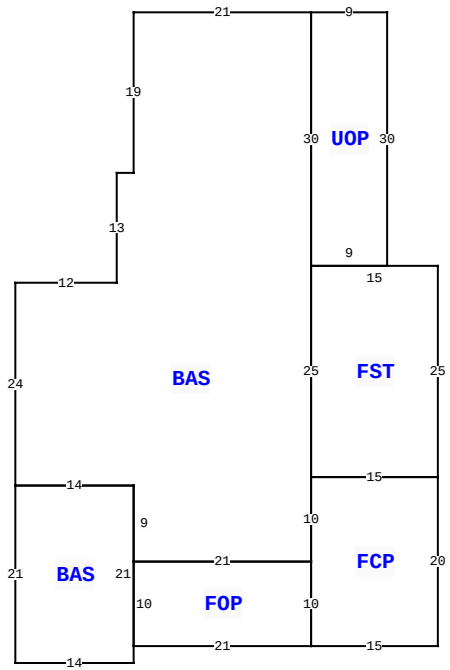
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 0102 | SFRES/MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 21316.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 294 | 100 | | 294 | 21,072 |
| BAS | 1,727 | 100 | | 1,727 | 123,783 |
| FCP | 300 | 25 | | 75 | 5,376 |
| FOP | 210 | 30 | | 63 | 4,516 |
| FST | 375 | 55 | | 206 | 14,765 |
| UOP | 270 | 20 | | 54 | 3,871 |
| TOTALS | 3,176 | | | 2,419 | 173,383 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,419 | 98.4550 | 110.27 | 266,743 | 1967 | 1967 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2021 HX Base Yr




470 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 | | 189,116 |
| TOTAL MARKET OB/XF VALUE | | 25,164 |
| TOTAL LAND VALUE - MARKET | | 23,700 |
| TOTAL MARKET VALUE | | 237,980 |
| SOH/AGL Deduction | | 103,847 |
| ASSESSED VALUE | | 134,133 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 83,411 |
| TOTAL JUST VALUE | | 237,980 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 237,980 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31029 | M H | 375 | 05/13/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 312/131 | 10/22/1973 | WD | Q | I | 01 | 429 |

GRANTOR: STREAT JAMES L

GRANTEE: JOHNS RAY DONALD

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 S19 W2 S13 W12 S24 BAS= S21 E14 N21 W14$ E14 S9 FOP= S10 E21 N10 W21$E21 FCP= S10 E15 N20 W15 S10$ N10 FST= E15 N25 W15 S25$ N25 UOP= E9 N30 W9 S30$ N30 $.

## 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 | 0021 | BARN,FR AE | 0 | 100 | 0 | 0 | 3.00 | UT | 50.00 | 50.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 15 | 25 | 375.00 | UT | 1.50 | 1.50 | 100 | 2013 | 2013 | 3 | 100 | 563 | |
| 5 | 0030 | BARN,MT | 0 | 100 | 20 | 25 | 500.00 | UT | 9.00 | 9.00 | 80 | 2013 | 2013 | 3 | 80 | 3,600 | |
| 6 | 0252 | LEAN-TO W/ | 0 | 100 | 15 | 25 | 375.00 | UT | 1.50 | 1.50 | 100 | 2013 | 2013 | 3 | 100 | 563 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 6.00 | 6.00 | 100 | 2013 | 2013 | 3 | 100 | 1,728 | |
| 8 | 0060 | CARPORT F | 0 | 100 | 20 | 28 | 560.00 | UT | 3.50 | 3.50 | 100 | 2014 | 2014 | 3 | 100 | 1,960 | |
| 9 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| 10 | 0031 | BARN,MT AE | 0 | 100 | 20 | 40 | 800.00 | UT | 11.00 | 11.00 | 100 | 2014 | 2014 | 3 | 100 | 8,800 | |

TOTAL OB/XF 19,164

## LAND DESCRIPTION

| 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 | 1.58 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 23,700 | | | | | | | |

REVIEW DATE 02/08/2023 BY KS Total Acres: 1.58 Total Land Value: 23,700 Market: 0 Agricultural: 0 Common: 23,700 PRINTED 11/10/2025 BY SYS

COMM NE COR OF SW1/4 OF SE1/4, R
POB, RUN S TO N LINE OF RR, NW A
APPROX 990 FT TO W LINE OF SW1/4

JOHNS PHYLLIS B
436 NW ASH DRIVE
LAKE CITY, FL 32055

**2026**

**21-3S-16-02224-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 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 | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 03 | 03 |

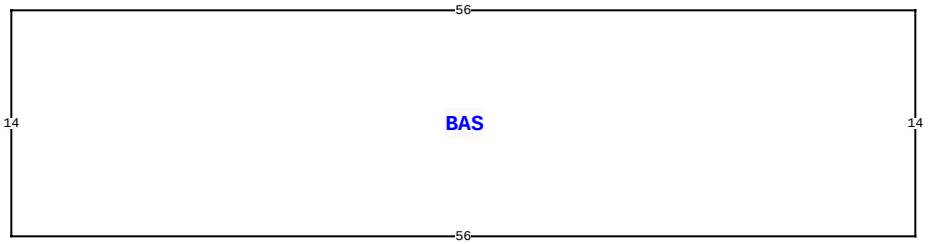
| | | | |
|---|---|---|---|
| DOR CODE | 0102 | SFRES/MOBILE HOME | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 21316.050 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 784 | 100 | | 784 | 15,733 |
| TOTALS | 784 | | | 784 | 15,733 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 784 | 83.6100 | 50.17 | 39,333 | 1986 | 1986 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr




470 NW ASH DR, LAKE CITY

| | | | |
|---|---|---|---|
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| NCON VALUE | | 0 |
| INCOME VALUE | | |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 312/131 | 10/22/1973 | WD | Q | I | 01 | 429 |

GRANTOR: STREAT JAMES L

GRANTEE: JOHNS RAY DONALD

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S14 E56 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |
| 12 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 400 | |
| 13 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 500 | |
| 14 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2023 | 2022 | | 100 | 1,500 | |
| 15 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 2,200.00 | 2,200.00 | 100 | 2023 | 2022 | | 100 | 2,200 | |
| 16 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2023 | 2022 | | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,000

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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