THE N 432 FT OF THE W 100 FT OF
AKA PART OF LOT 4 BLOCK A RANCHE

MOLINSKI SUZZAN
330 NW ASH DR
LAKE CITY, FL 32055

2026

21-3S-16-02227-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

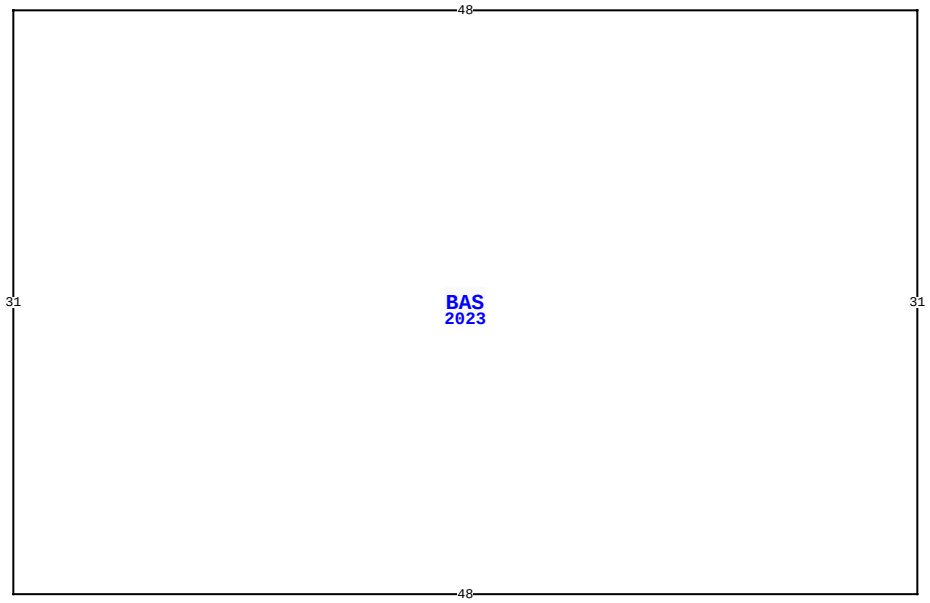
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2023	1,488	168,161
TOTALS	1,488			1,488	168,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,488	115.5000	118.96	177,012	2022	2022	0	0	0	5.00	95.00

2 MANUF 3 100% - 2023 Heated Area: 1488 HX Base Yr 2021



330 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		168,161
TOTAL MARKET OB/XF VALUE		1,640
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		187,801
SOH/AGL Deduction		9,680
ASSESSED VALUE		178,121
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,399
TOTAL JUST VALUE		187,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044237	Mobile Home		04/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/2147	7/07/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: SUZZAN MOLINSKI						
0743/1822	3/22/1991	AG	U	I	13	24,000
GRANTOR: J L DICKS						
GRANTEE: REGINALD BOWEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,15] E48 S31 W48 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	0210	GARAGE U	0	100	20	24	480.00	UT	2.50	2.50	70	1993	1993	3	70	840	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,640

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/02/2022 BY JB Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/11/2025 BY SYS