COMM SE COR OF NE1/4 OF SE1/4, R
E 15 FT TO PT OF INTERS OF W R/W
RD & N R/W OF ASH RD, RUN W 335.

CHRISTIAN SHIRLEY G/HAMPTON RAGAN
185 NW ASH DR
LAKE CITY, FL 32055

2026

21-3S-16-02239-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

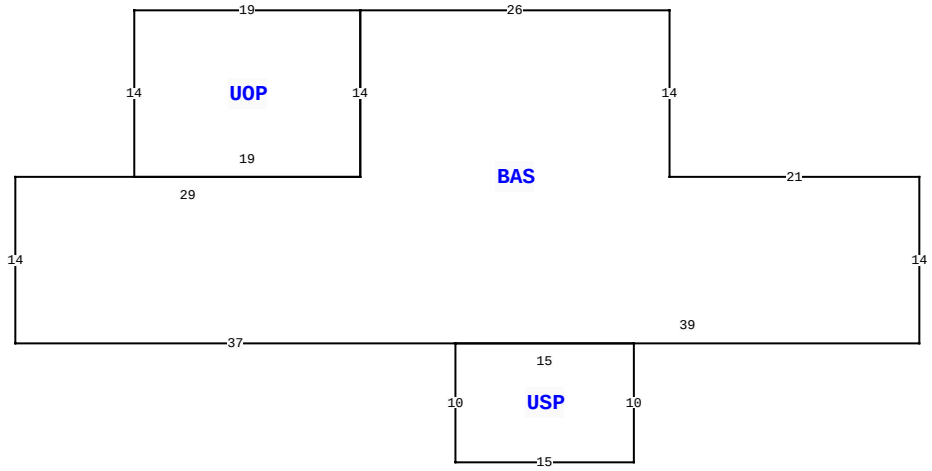
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	36,334
UOP	266	25		66	1,679
USP	150	35		52	1,323
TOTALS	1,844			1,546	39,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,546	106.0200	63.61	98,341	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 50% - 2021 Heated Area: 1428 HX Base Yr 2021



185 NW ASH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		39,336
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		65,636
SOH/AGL Deduction		15,525
ASSESSED VALUE		50,111
TOTAL EXEMPTION VALUE	HA HAB	20,962
BASE TAXABLE VALUE		29,149
TOTAL JUST VALUE		65,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1249/2729	1/14/2011	QC	U	I	11	32,000
GRANTOR: ROSEMARY ANDERSON						
GRANTEE: SHIRLEY G CHRISTIAN						
0844/0246	8/15/1997	WD	Q	I		35,500
GRANTOR: BRACKIN						
GRANTEE: ANDDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N14 W26 UOP= W19 S14 E19 N14$ S14 W29 S14 E37 USP= S10 E15 N10 W15$ E39 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	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
3	9947	Septic	0	50	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	50		RSF/MH	133.00	247.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 0.75 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/14/2025 BY SYS