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

SMITH DOUGLAS J/SMITH MARY K
309 NW ASH DR
LAKE CITY, FL 32055

2026

21-3S-16-02239-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

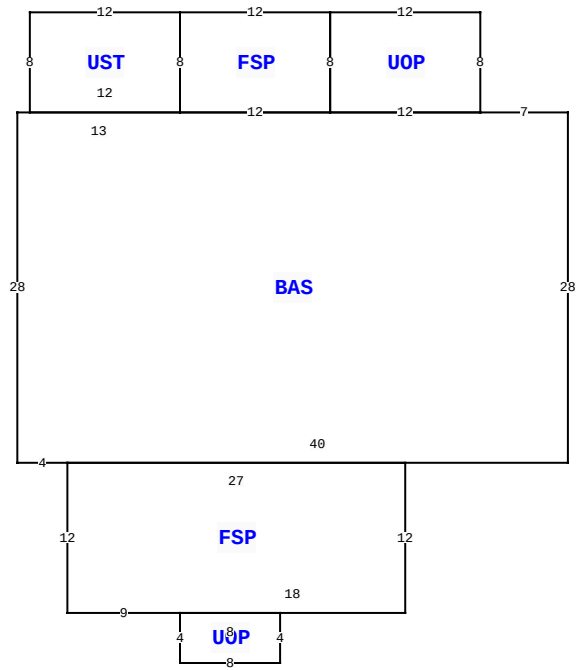
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,232	100		1,232	112,553
FSP	96	40		38	3,472
FSP	324	40		130	11,877
UOP	32	25		8	731
UOP	96	25		24	2,192
UST	96	45		43	3,929
TOTALS	1,876			1,475	134,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,475	115.7000	108.76	160,421	2017	2017	0	0	0	16.00	84.00

3 MANUF 1 100% - 2018 Heated Area: 1232 HX Base Yr 2018



309 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		134,754
TOTAL MARKET OB/XF VALUE		16,290
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		177,044
SOH/AGL Deduction		82,235
ASSESSED VALUE		94,809
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,087
TOTAL JUST VALUE		177,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,252

SALE:5:1: 2001 MH NOW ON PROP

LAND:1:1: 0.69 AC.

SALE:1:1: 1991 WESTSIDE MH INCLUDED IN SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051447	Roof Replacement	4,500	11/08/2024
35125	M H	595	03/31/2017
33020	GARAGE	142	05/29/2015
19958	M H	125	09/12/2002
18854	M H	125	10/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1277/2011	7/16/2014	WD	Q	V	01	12,500
GRANTOR: SUBRANDY LIMITED PARN						
GRANTEE: DOUGLAS J & MARY K						
1277/0877	5/15/2014	QC	U	V	12	13,900
GRANTOR: ALLEN BUSE						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N8 W12 S8 E12$ W12 FSP= N8 W12 S8 E12$ W12 UST= N8 W12 S8 E12 $ W13 S28 E4 FSP= S12 E9 UOP= S4 E8 N4 W8$ E18 N12 W27$ E40 N28$.

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	30	40	120.00	UT	9.00	9.00	100	2015	2015	3	100	1,080	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,150	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	960	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
6	0140	CLFENCE 6	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 16,290

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		RSF/MH	33.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 11/25/2024 BY JS Total Acres: 0.73 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/14/2025 BY SYS