COMM SE COR OF NW1/4 OF SE1/4, R
N R/W ASH RD FOR POB, RUN W 119.
FT, E 134.16 FT, S 233.03 FT TO

GUYNN MARIE
359 NW ASH DR
LAKE CITY, FL 32055

2026

21-3S-16-02239-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

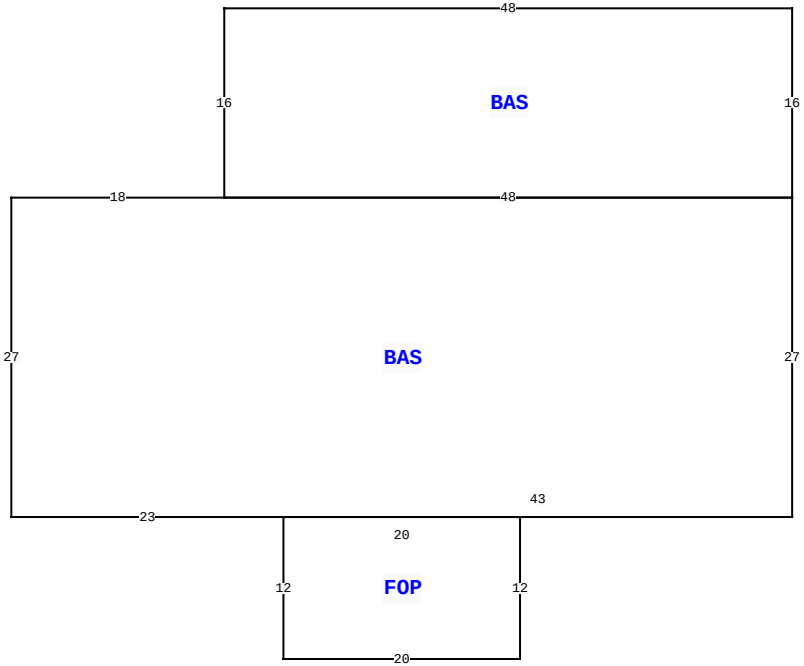
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	21316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	21,363
BAS	1,782	100		1,782	49,568
FOP	240	35		84	2,336
TOTALS	2,790			2,634	73,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,634	115.9000	69.54	183,168	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 2550 HX Base Yr 2024



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

359 NW ASH DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		73,267
TOTAL MARKET OB/XF VALUE		19,510
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		118,777
SOH/AGL Deduction		14,621
ASSESSED VALUE		104,156
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,434
TOTAL JUST VALUE		118,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,777

PRMT:3:1: WILLIS MH RES
LAND:1:1: 0.68 AC.
PRMT:1:1: 28X48

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16859	M H	125	04/14/2000
11259	M H	125	06/10/1996
8616	PUMP/UTPOL	30	07/19/1994
5913	M H	60	04/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/2743	9/25/2023	WD	U	I	30	51,200
GRANTOR: SOWARDS TERRY LYNN						
GRANTEE: GUYNN MARIE						
1364/2313	7/10/2018	LE	U	I	14	100
GRANTOR: TERRY LYNN SOWARDS (L						
GRANTEE: MARIE NASH GUYNN (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S27 E23 FOP= S12 E20 N12 W20$ E43 N27 BAS= N16 W48 S16 E48$ W48$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,600	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0130	CLFENCE 5	0	100	0	0	300.00	UT	8.50	8.50	100	2008	2008	3	100	2,550	
5	0031	BARN,MT AE	0	100	0	0	360.00	UT	14.00	14.00	100	2008	2008	3	100	5,040	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
8	0166	CONC,PAVMT	0	100	18	20	360.00	UT	2.00	2.00	100	2014	2014	3	100	720	
9	0296	SHED METAL	0	100	1	20	200.00	UT	9.00	9.00	100	2014	2014	3	100	1,800	
10	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	

TOTAL OB/XF 19,510

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	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 11/06/2023 BY TP Total Acres: 0.73 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/14/2025 BY SYS