

COMM AT SE COR OF NW1/4 OF SE1/4  
TO N R/W OF ASH RD, W 385.84 FT  
CONT W 133.26 FT, N 225.26 FT, E

SNEED CLAYTON O/SNEED BERNICE  
437 NW ASH DR  
LAKE CITY, FL 32055

2026

21-3S-16-02239-128



| 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                 |    | 3 100          |
| 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          |                  | 01    |
| NEIGHBORHOOD/LOC | 21316.040        | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,056            | 100         |      | 1,056        | 63,278               |
| TOTALS    | 1,056            |             |      | 1,056        | 63,278               |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |
| 2              | 9947       | Septic      | 0 100   | 0 | 0 | 1.00  | UT | 3,000.00 | 3,000.00       |
| 3              | 0081       | DECKING WI  | 0 100   | 0 | 0 | 1.00  | UT | 800.00   | 800.00         |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0200     | C   | MBL HM               | 100 |     | RSF/M    | 33.00 | 0.00  | 1.00        |

REVIEW DATE 02/09/2023 BY KS

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |             |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | % COND      |
| 0201               | 02  | 1,056     | 115.9000    | 108.95         | 115,051        | 2006 | 2006 | 0    | 0    | 0 | 45.00 55.00 |

2 MANUF 1 100% - 2015

Heated Area: 1056

HX Base Yr 2015

44

24

24

44

BAS

BLD DATE

LGL DATE

04/08/2025

MLU

| L N | 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  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2018    | 2018        | 3 | 100    | 1,800           |       |
| 2   | 9947       | Septic      | 0 100   | 0 | 0 | 1.00  | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |       |
| 3   | 0081       | DECKING WI  | 0 100   | 0 | 0 | 1.00  | UT | 800.00   | 800.00         | 100       | 2023    | 2022        |   | 100    | 800             |       |

| TOTAL OB/XF |       |       |             |           |     |           |        |         |            |                |            |  | 5,600 |  |
|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|--|-------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |  |       |  |
| RSF/M       | 33.00 | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 26,000.00  | 26,000.00      |            |  |       |  |
|             |       |       |             |           |     |           |        |         |            |                |            |  |       |  |
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Total Acres: 0.70 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000

|                          |  |  |  |  |  |  |  |  |  |             |  |   |
|--------------------------|--|--|--|--|--|--|--|--|--|-------------|--|---|
| COLUMBIA COUNTY PROPERTY |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  | 2 |
| VALUATION SUMMARY        |  |  |  |  |  |  |  |  |  |             |  |   |

|                           |  |           |  |
|---------------------------|--|-----------|--|
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 63,278    |  |
| TOTAL MARKET OB/XF VALUE  |  | 5,600     |  |
| TOTAL LAND VALUE - MARKET |  | 26,000    |  |
| TOTAL MARKET VALUE        |  | 94,878    |  |
| SOH/AGL Deduction         |  | 44,557    |  |
| ASSESSED VALUE            |  | 50,321    |  |
| TOTAL EXEMPTION VALUE     |  | 25,321    |  |
| BASE TAXABLE VALUE        |  | 25,000    |  |
| TOTAL JUST VALUE          |  | 94,878    |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 94,878    |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 24217      | M H         | 275 | 03/09/2006 |

| SALES DATA                     |            |           |       |       |        |
|--------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 1490/198                       | 11/29/2022 | WD        | U     | I     | 11     |
| GRANTOR: SUWANNE FISH COMPANY  |            |           |       |       |        |
| GRANTEE: SNEED CLAYTON O       |            |           |       |       |        |
| 1279/0852                      | 8/06/2014  | AG        | U     | I     | 40     |
| GRANTOR: SUWANNEE FISH COMPANY |            |           |       |       |        |
| GRANTEE: CLAYTON O & BERNICE   |            |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W44 S24 E44 N24\$. |  |  |  |  |  |  |  |  |  |