

COMM SE COR OF NW1/4 OF SE1/4, R  
N R/W ASH RD, RUN W ALONG R/W 51  
FOR POB, CONT W 133.26 FT, N 223

461 NW ASH DR LAKE CITY, FL 32055 TRUST  
9169 W STATE NORTH ST # 1942  
GARDEN CITY, ID 83714

2026

21-3S-16-02239-129



| BUILDING CHARACTERISTICS |                  |                |
|--------------------------|------------------|----------------|
| ELEMENT                  | CD               | CONSTRUCTION   |
| Exterior Wall            | 03               | BELOW AVG. 60  |
| Exterior Wall            | 05               | AVERAGE 40     |
| Roof Structur            | 03               | GABLE/HIP 100  |
| Roof Cover               | 01               | MINIMUM 100    |
| Interior Wall            | 05               | DRYWALL 100    |
| Interior Floo            | 14               | CARPET 90      |
| Interior Floo            | 08               | SHT VINYL 10   |
| Air Condition            | 02               | WINDOW 100     |
| Heating Type             | 04               | AIR DUCTED 100 |
| Bedrooms                 |                  | 2 100          |
| Bathrooms                |                  | 1.5 100        |
| Stories                  | 1.5              | 1.5 100        |
| Architectual             | 01               | CONV 100       |
| Units                    |                  | 0 100          |
| Condition Adj            | 03               | 03 100         |
| Kitchen Adjus            | 01               | 01 100         |
| Quality                  | 02               | 02             |
| 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       | 120              | 100         |      | 120          | 2,230                |
| BAS       | 240              | 100         |      | 240          | 4,460                |
| BAS       | 672              | 100         |      | 672          | 12,488               |
| USP       | 120              | 35          |      | 42           | 780                  |
| USP       | 160              | 35          |      | 56           | 1,041                |
| TOTALS    | 1,312            |             |      | 1,130        | 21,000               |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0210       | GARAGE U    | 0   | 0   | 0  | 0  | 400.00 | UT | 2.00     |
| 2              | 0296       | SHED METAL  | 0   | 0   | 12 | 12 | 144.00 | UT | 2.50     |
| 3              | 9947       | Septic      | 0   | 0   | 0  | 0  | 1.00   | UT | 3,000.00 |
| 4              | 0169       | FENCE/WOOD  | 0   | 0   | 0  | 0  | 1.00   | UT | 800.00   |
| 5              | 0252       | LEAN-TO W/  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     |
| 6              | 0296       | SHED METAL  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     |

| 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               | 0   |     | RSF/M    | 33.00 | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |           |             |                |                |      |      |      |      |         |        |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0800                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 02  | 1,130     | 77.4350     | 46.46          | 52,500         | 1988 | 1988 | 0    | 0    | 0 60.00 | 40.00  |  |
| 1 MOBILE HME 0% - 2023 Heated Area: 1032 HX Base Yr                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |           |             |                |                |      |      |      |      |         |        |  |
| <div><div><div>10</div><div>12</div><div>10</div><div>10</div><div>10</div><div>10</div><div>10</div><div>10</div><div>10</div><div>10</div><div>10</div><div>10</div><div>10</div></div><div><div>12</div><div>12</div><div>24</div><div>12</div><div>12</div><div>24</div><div>12</div><div>12</div><div>24</div><div>12</div><div>12</div><div>24</div><div>12</div></div><div><div>14</div><div>27</div><div>16</div><div>10</div><div>16</div><div>10</div><div>16</div><div>10</div><div>16</div><div>10</div><div>16</div><div>10</div><div>16</div></div></div> |     |           |             |                |                |      |      |      |      |         |        |  |
| 461 NW ASH DR, LAKE CITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |           |             |                |                |      |      |      |      |         |        |  |
| BLD DATE<br>XF DATE<br>INC DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |           |             |                |                |      |      |      |      |         |        |  |
| LGL DATE<br>LAND DATE<br>AG DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |           |             |                |                |      |      |      |      |         |        |  |
| 04/08/2025 MLU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |           |             |                |                |      |      |      |      |         |        |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 5,410       |  |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY                  |  |                   |              |           | PAGE 1 of 1 |            | 2             |
|-------------------------------------------|--|-------------------|--------------|-----------|-------------|------------|---------------|
| VALUATION SUMMARY                         |  |                   |              |           |             |            |               |
| VALUATION BY                              |  |                   |              |           |             |            | STANDARD      |
| Tax Group: 2                              |  |                   |              | Tax Dist: |             |            |               |
| BUILDING MARKET VALUE                     |  |                   |              | 21,000    |             |            |               |
| TOTAL MARKET OB/XF VALUE                  |  |                   |              | 5,410     |             |            |               |
| TOTAL LAND VALUE - MARKET                 |  |                   |              | 26,000    |             |            |               |
| TOTAL MARKET VALUE                        |  |                   |              | 52,410    |             |            |               |
| SOH/AGL Deduction                         |  |                   |              | 1,283     |             |            |               |
| ASSESSED VALUE                            |  |                   |              | 51,127    |             |            |               |
| TOTAL EXEMPTION VALUE                     |  |                   |              | 0         |             |            |               |
| BASE TAXABLE VALUE                        |  |                   |              | 51,127    |             |            |               |
| TOTAL JUST VALUE                          |  |                   |              | 52,410    |             |            |               |
| NCON VALUE                                |  |                   |              | 0         |             |            |               |
| INCOME VALUE                              |  |                   |              |           |             |            |               |
| PREVIOUS YEAR MKT VALUE                   |  |                   |              | 52,410    |             |            |               |
| SALE:4:2: ID#GAFLH75A02629WE              |  |                   |              |           |             |            |               |
| SALE:4:1: SALE INCLUDES 1988 FLEETWOOD MH |  |                   |              |           |             |            |               |
| SALE:2:1: WD REPLACING AGREEMENT          |  |                   |              |           |             |            |               |
|                                           |  |                   |              |           |             |            |               |
|                                           |  |                   |              |           |             |            |               |
| PERMIT NUM                                |  | DESCRIPTION       |              | AMT       |             | ISSUED     |               |
| 000050714                                 |  | Electrical Servic |              | 0         |             | 08/30/2024 |               |
|                                           |  |                   |              |           |             |            |               |
|                                           |  |                   |              |           |             |            |               |
|                                           |  |                   |              |           |             |            |               |
|                                           |  |                   |              |           |             |            |               |
|                                           |  |                   |              |           |             |            |               |
| SALES DATA                                |  |                   |              |           |             |            |               |
| OFF RECORD<br>Number                      |  | DATE              | TYPE<br>INST | Q<br>U    | V<br>I      | RSN<br>CD  | SALE<br>PRICE |
| 1465/878                                  |  | 4/13/2022         | QC           | U         | I           | 11         | 0             |
| GRANTOR:461 NW ASH DR LAND TR             |  |                   |              |           |             |            |               |
| GRANTEE:461 NW ASH DR LAKE                |  |                   |              |           |             |            |               |
| 1352/2240                                 |  | 1/29/2018         | WD           | Q         | I           | 01         | 27,000        |
| GRANTOR:COLLEEN M KLOPP                   |  |                   |              |           |             |            |               |
| GRANTEE:DEREK SNEAD TRUSTEE               |  |                   |              |           |             |            |               |
| BUILDING NOTES                            |  |                   |              |           |             |            |               |