

COMM AT SE COR OF NW1/4 OF SE1/4
33.68 FT TO N R/W OF ASH RD, RUN
FT TO POB, CONT W ALONG N R/W OF

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

2025

21-3S-16-02239-130



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Stories	1.	1.	100
Architectural	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
BAS	784	100	
TOTALS	784		17,088

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	- 0%	- 2023		42,720	1984	1984	0	0	60.00	40.00
				Heated Area: 784	HX Base Yr						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			17,088
TOTAL MARKET OB/XF VALUE			10,100
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			53,188
SOH/AGL Deduction			5,001
ASSESSED VALUE			48,187
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			48,187
TOTAL JUST VALUE			53,188
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7074	M H	60	04/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/881	4/13/2022	QC	U	I	11	0
GRANTOR: 485 NW ASH LAND TRUST						
GRANTEE: 485 NW ASH DR LAKE						
1361/0082	5/18/2018	WD	Q	I	01	25,000
GRANTOR: PAUL D ALLARD						
GRANTEE: LORI FULLER AS TRUS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100

TOTAL OB/XF												10,100			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	0		RSF/ME	33.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BAS= W56 S14 E56 N14\$.											

BUILDING DIMENSIONS											
BAS= W56 S14 E56 N14\$.											

LAND DESCRIPTION												TOTAL OB/XF				10,100			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	0200	C	MBL HM	0		RSF/ME	33.00	0.00	1.00	LT	1.00								