LOT 1 BLOCK 1 HIGHLANDS S/D.

ORB 417-527,

JOHNS DONALD KEITH/JOHNS DAWN LYNN
1295 NW ASHLEY STREET
LAKE CITY, FL 32055

2026

30-3S-17-05872-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

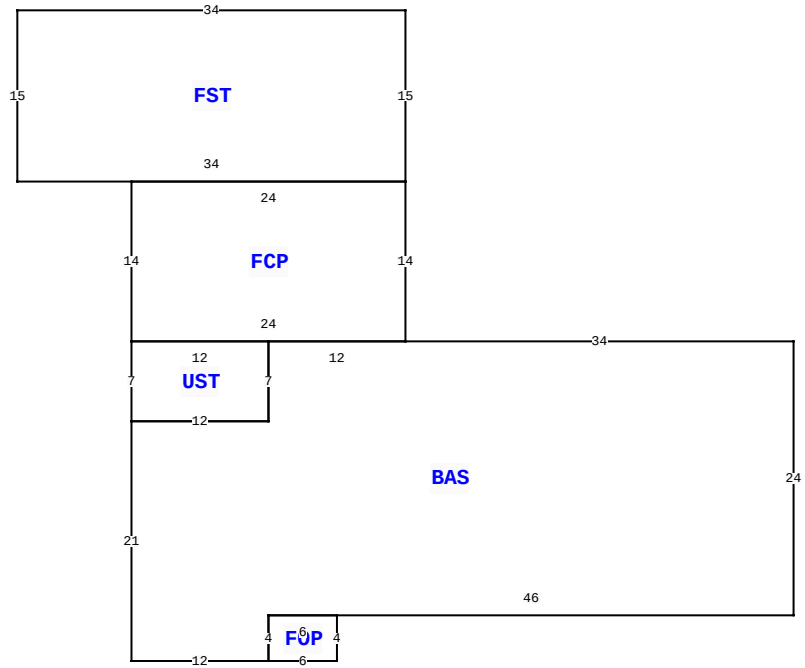
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100		1,356	111,638
FCP	336	25		84	6,915
FOP	24	30		7	577
FST	510	55		280	23,052
UST	84	45		38	3,128
TOTALS	2,310			1,765	145,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	113.0920	126.66	223,555	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1356 HX Base Yr



1295 NW ASHLEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		145,311
TOTAL MARKET OB/XF VALUE		2,550
TOTAL LAND VALUE - MARKET		12,699
TOTAL MARKET VALUE		160,560
SOH/AGL Deduction		75,213
ASSESSED VALUE		85,347
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,625
TOTAL JUST VALUE		160,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FCP= N14 FST= N15 W34 S15 E34$ W24 S14 E24$ W12 UST= W12 S7 E12 N7$ S7 W12 S21 E12 FOP= E6 N4 W6 S4$ N4 E46 N24$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	40	0	0	3	40	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,550

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	0100	C	SFR	100		00	0.00	0.00	13,367.72	SF		1.00	1.00	1.00	0.95	0.95	12,699							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.31 Total Land Value: 12,699 Market: 0 Agricultural: 0 Common: 12,699 PRINTED 11/18/2025 BY SYS