LOT 5 BLOCK 1 HIGHLANDS S/D.

308-12, 443-174, 640-283, 845-19

LYNCH MARIE
1221 NW ASHLEY ST
LAKE CITY, FL 32055

2026

30-3S-17-05876-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

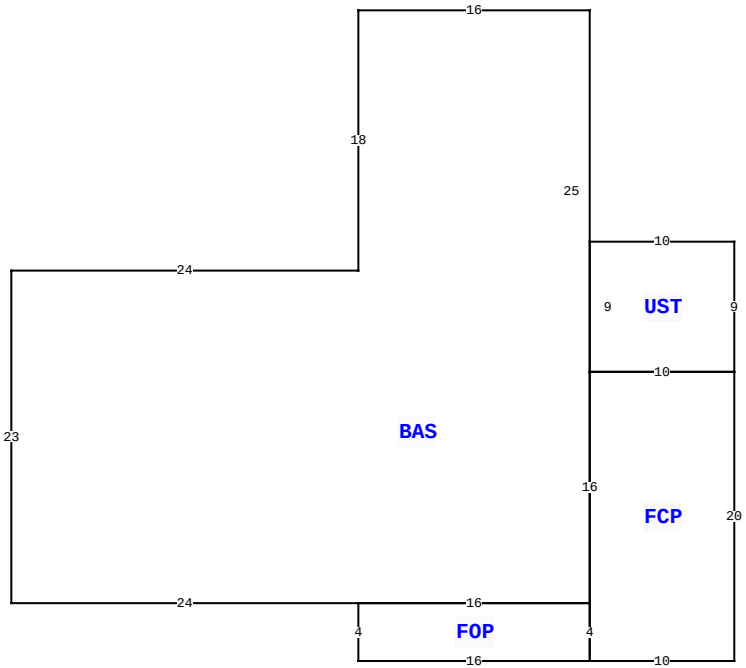
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,208	100		1,208	101,134
FCP	200	25		50	4,186
FOP	64	30		19	1,591
UST	90	45		40	3,349
TOTALS	1,562			1,317	110,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,317	115.0000	128.80	169,630	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1208 HX Base Yr 2020



1221 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		110,260
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		11,949
TOTAL MARKET VALUE		123,209
SOH/AGL Deduction		37,554
ASSESSED VALUE		85,655
TOTAL EXEMPTION VALUE	HX HB DX SX	85,655
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
221	MAINT/ALTR	50	06/10/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/1309	6/08/2021	LE	U	I	14	100
GRANTOR: LYNCH MARIE						
GRANTEE: HODGES THOMAS A						
1386/1702	6/11/2019	WD	Q	I	01	80,000
GRANTOR: CHRISTOPHER R MORGAN						
GRANTEE: MARIE LYNCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S18 W24 S23 E24 FOP= S4 E16 N4 W16$ E16 FCP= S4 E10 N20 W10 S16$ N16 UST= E10 N9 W10 S9$ N25 $.

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	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	12,577.52	SF		1.00	1.00	1.00	0.95	0.95	11,949							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.29 Total Land Value: 11,949 Market: 0 Agricultural: 0 Common: 11,949 PRINTED 11/18/2025 BY SYS