LOT 3 BLOCK 9 UNIT 4 GWEN LAKE E
DC 726-51, LE 951-1611, DC 971-1

MOBLEY LEWIS/MOBLEY LATORYA
600 NW ASHLEY ST
LAKE CITY, FL 32055

2026

31-3S-17-06038-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

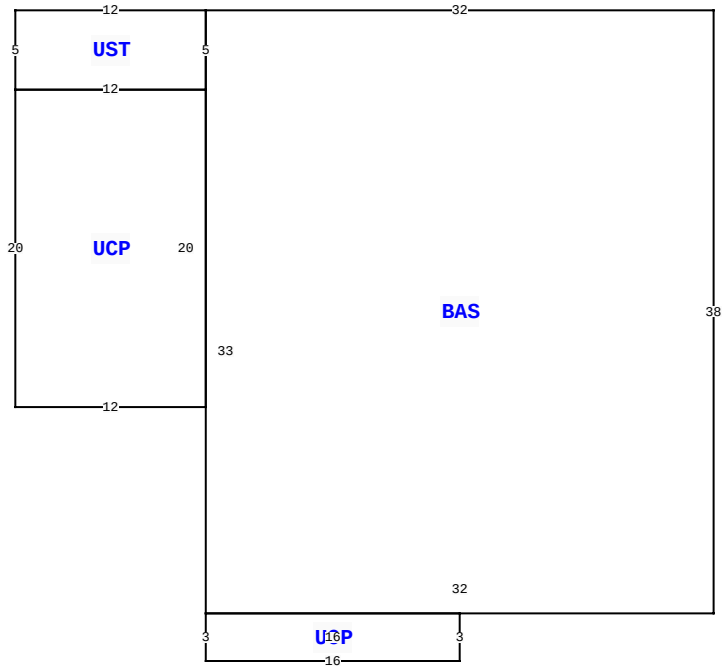
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	125,774
UCP	240	20		48	4,965
UOP	48	20		10	1,034
UST	60	45		27	2,793
TOTALS	1,564			1,301	134,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,301	115.4400	129.29	168,206	1957	2009	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2023 Heated Area: 1216 HX Base Yr 2023



600 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		134,565
TOTAL MARKET OB/XF VALUE		1,620
TOTAL LAND VALUE - MARKET		9,001
TOTAL MARKET VALUE		145,186
SOH/AGL Deduction		1,775
ASSESSED VALUE		143,411
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,689
TOTAL JUST VALUE		145,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1755	9/13/2021	WD	Q	I	01	128,000
GRANTOR: CHELANY PROPERTIES LL						
GRANTEE: MOBLEY LEWIS						
1167/2294	2/19/2009	WD	U	I	11	100
GRANTOR: BOYETTE						
GRANTEE: CHELANY PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UST= W12 S5 E12 N5$S5 UCP= W12 S20 E12 N20$ S33 UOP= S3 E16 N3 W16$ E32 N38$.

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	0120	CLFENCE 4	0	100	0	0	360.00	UT	4.50	4.50	100	1993	1993	3	100	1,620	

LAND DESCRIPTION

TOTAL OB/XF 1,620

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		*RSF-1	0.00	0.00	7,827.30	SF		1.00	1.00	1.15	1.00	1.15	9,001							

REVIEW DATE 11/22/2021 BY CP Total Acres: 0.18 Total Land Value: 9,001 Market: 0 Agricultural: 0 Common: 9,001 PRINTED 11/18/2025 BY SYS