LOT 1 VELLEE S/D.
AG 850-11, AG 909-1110, DC 945-1

HORTON ASHLEY/LANDIS ZACHARY
269 SW MILL LN
LAKE CITY, FL 32024

2026

31-4S-16-03252-101

BUILDING CHARACTERISTICS

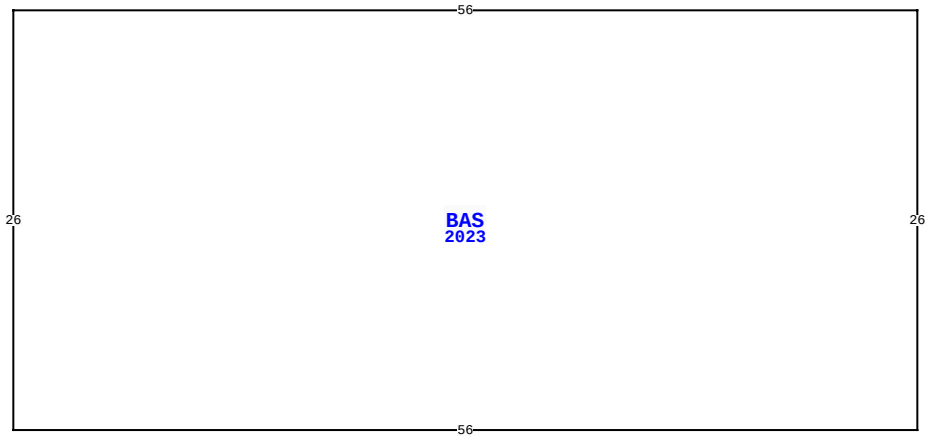
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2023	1,456	160,216
TOTALS	1,456			1,456	160,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,456	117.0000	115.83	168,648	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2025 Heated Area: 1456 HX Base Yr 2025



269 SW MILL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,216
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		226,216
SOH/AGL Deduction		0
ASSESSED VALUE		226,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,494
TOTAL JUST VALUE		226,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043613	Mobile Home		01/28/2022
17316	M H	125	08/14/2000
8557	PUMP/UTPOL	30	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/2634	1/05/2022	WD	U	I	11	100
GRANTOR: HORTON ASHLEY						
GRANTEE: HORTON ASHLEY						
1445/1161	8/15/2021	WD	U	I	34	18,000
GRANTOR: FLATT ALICIA N						
GRANTEE: HORTON ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,20] E56 S26 W56 N26 $
.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/03/2022 BY JB Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS