LOT 35 FRANK THOMAS S/D UNREC.
COMM SW COR OF NW1/4 OF NE1/4, R
FOR POB, RUN E 158.88 FT, N 290.

DEES ACHSAH
204 NE OWL RUN WAY
LAKE CITY, FL 32055

2027

01-2S-17-04659-035

BUILDING CHARACTERISTICS

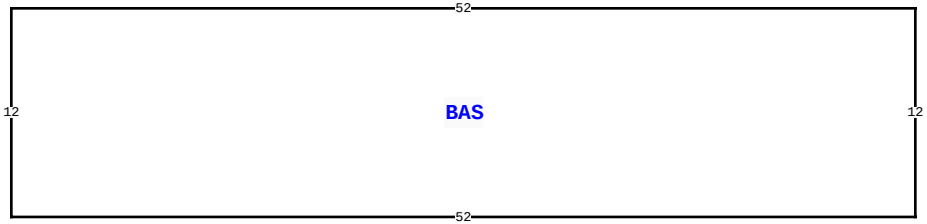
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	14,662
TOTALS	624			624	14,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	624	97.9000	58.74	36,654	1971	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 624 HX Base Yr



202 NE OWLRUN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0264	PRCH,FSP	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	500.00	500.00	50	2005	2005	3	50	250	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	300.00	300.00	50	2005	2005	3	50	150	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	300.00	300.00	50	2005	2005	3	50	150	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	300.00	50	2005	2005	3	50	150	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
9	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
10	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 11,700

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	0		00	0.00	0.00	0.85	AC		1.00	1.00	1.00	8,000.00	8,000.00	6,800							

REVIEW DATE 05/02/2024 BY JB Total Acres: 0.85 Total Land Value: 6,800 Market: 0 Agricultural: 0 Common: 6,800 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,662
TOTAL MARKET OB/XF VALUE	13,100
TOTAL LAND VALUE - MARKET	6,800
TOTAL MARKET VALUE	34,562
SOH/AGL Deduction	1,228
ASSESSED VALUE	33,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,334
TOTAL JUST VALUE	34,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,522

BLDG:2:1: FORDLINE MH

XFOB:1:1: FORDLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049504	Mobile Home		03/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0867	5/01/2017	WD	Q	I	01	2,700
GRANTOR: GARY & SUSAN PHILCOX						
GRANTEE: ASHSAH DEES						
1027/0182	9/23/2004	WD	Q	I		26,000
GRANTOR: LINDA ROSS						
GRANTEE: GARY PHILCOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S12 E52 N12$.

LOT 35 FRANK THOMAS S/D UNREC.
COMM SW COR OF NW1/4 OF NE1/4, R
FOR POB, RUN E 158.88 FT, N 290.

DEES ACHSAH
204 NE OWL RUN WAY
LAKE CITY, FL 32055

2027

01-2S-17-04659-035

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,400	

TOTAL OB/XF 1,400

LAND DESCRIPTION

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

REVIEW DATE 05/02/2024 BY JB Total Acres: 0.85 Total Land Value: 6,800 Market: 0 Agricultural: 0 Common: 6,800 PRINTED 11/17/2026 BY SYS