

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

2026

01-2S-17-04659-035



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			05		
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	60.00	40.00	
1 MOBILE HME 0% - 0			Heated Area: 624				HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		14,662	
TOTAL MARKET OB/XF VALUE		13,100	
TOTAL LAND VALUE - MARKET		4,760	
TOTAL MARKET VALUE		32,522	
SOH/AGL Deduction		2,218	
ASSESSED VALUE		30,304	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		30,304	
TOTAL JUST VALUE		32,522	
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						

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF												
11,700												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W52 S12 E52 N12\$.									

LAND DESCRIPTION										TOTAL OB/XF														
										11,700														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5,600.00	5,600.00	4,760							

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11	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,400																												
LAND DESCRIPTION										TOTAL OB/XF 1,400																																	
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REVIEW DATE 05/02/2024 BY JB Total Acres: 0.85 Total Land Value: 4,760 Market: 0 Agricultural: 0 Common: 4,760 PRINTED 06/08/2026 BY SYS																																											