

COMM NE COR OF SE1/4 OF NW1/4, S  
214.80 FT, S 210 FT, W 399.22 FT  
CONT W 641.90 FT TO E R/W OF SW

ARSUA ASHLEY  
2397 SW KOONVILLE AVE  
LAKE CITY, FL 32024

2026

02-4S-15-00330-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	01
NEIGHBORHOOD/LOC	2415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,488	100	2024
TOTALS	1,488		1,488

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	- 2025	Heated Area: 1488		HX Base Yr 2025				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2024</span> </div>											
TOTALS	1,488		1,488	168,473							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			168,473
TOTAL MARKET OB/XF VALUE			11,500
TOTAL LAND VALUE - MARKET			60,120
TOTAL MARKET VALUE			240,093
SOH/AGL Deduction			0
ASSESSED VALUE			240,093
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			188,682
TOTAL JUST VALUE			240,093
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047733	Mobile Home		07/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1786	11/02/2022	WD	U	V	11	100
GRANTOR: WILLIS JIMMIE DONALD						
GRANTEE: ARSUA ASHLEY						
1478/1476	11/02/2022	WD	U	I	11	100
GRANTOR: WILLIS JIMMIE DONALD						
GRANTEE: ARSUA ASHLEY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2024
2	0296	SHED METAL	0	100	0	0	1.00	UT	4,500.00	100	2024

TOTAL OB/XF												11,500
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
				04/22/2026	MLU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=21,19] E48 S31 W48 N31 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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	100					5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							