

COMM SW COR OF NW1/4, E 415 FT T
170 FT, N 400.03 FT TO S R/W LIN
170 FT, S 400.03 FT TO POB (AKA

CINERA GROUP, LLC
340 NW OLIVE GLN
LAKE CITY, FL 32055

2026

05-3S-17-04843-038

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	12	MODULAR MT	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	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	03
NEIGHBORHOOD/LOC	5317.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	2024
TOTALS	1,728		1,728
			88,920

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	2024	Heated Area: 1728			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,920
TOTAL MARKET OB/XF VALUE			8,500
TOTAL LAND VALUE - MARKET			21,060
TOTAL MARKET VALUE			118,480
SOH/AGL Deduction			0
ASSESSED VALUE			118,480
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			118,480
TOTAL JUST VALUE			118,480
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,552
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047678	Mobile Home		07/17/2023
47678			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/2068	12/08/2022	WD	U	V	11	0
GRANTOR: ASHMANN HOLDINGS, LLC						
GRANTEE: CINERA GROUP, LLC						
1475/2313	9/20/2022	WD	U	V	11	100
GRANTOR: BEDENBAUGH KALEB						
GRANTEE: ASHMANN HOLDINGS, L						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00
3	0081	DECKING WI	0	0	0	0	1.00	UT	300.00	300.00

TOTAL OB/XF												
												8,500
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=16,19] E64 S27 W64 N27 \$									

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	0		RSF/MH	0.00	0.00	1.56	AC		1.00	1.00	0.75	18,000.00	13,500.00	21,060							