LOT 8 CARTER PLACE UNR S/D: COMM
NW 1/4 OF NW 1/4, S 176.01 FT, E
LOT 8 889.18 FT TO POB, E 150 FT

HAEMMERLE WILLIAM J/HAEMMERLE RUTH-ANN F
275 NW IVY GLN
LAKE CITY, FL 32055

2027

05-3S-17-04843-048

BUILDING CHARACTERISTICS

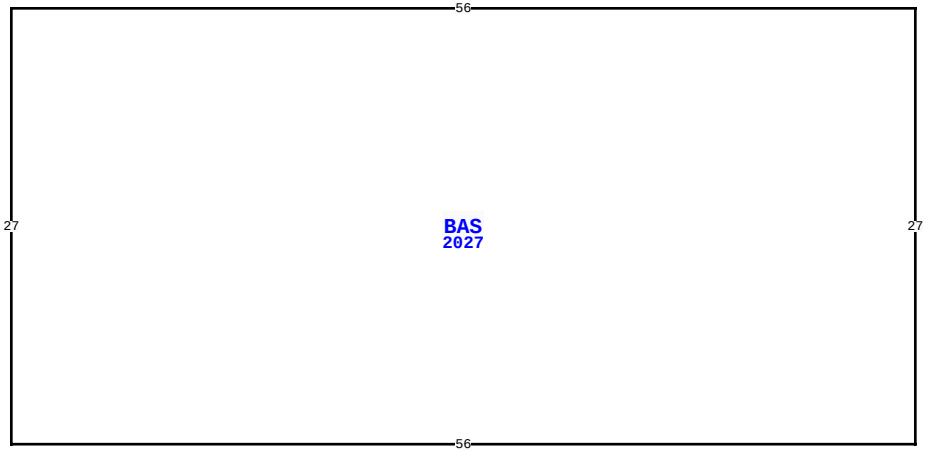
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 03
NEIGHBORHOOD/LOC	5317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2027	1,512	133,951
TOTALS	1,512			1,512	133,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,512	113.0000	90.40	136,685	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1512 HX Base Yr



275 NW IVY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	09/26/2023 SPF

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	0080	DECKING	0	0	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	133,951
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	168,751
SOH/AGL Deduction	0
ASSESSED VALUE	168,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,751
TOTAL JUST VALUE	168,751
NCON VALUE	141,751
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055227	Storage Building	13,007	03/13/2026
000054969	Mobile Home		02/09/2026
000054427	Right-of-Way Acce		11/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1305	2/06/2026	WD	Q	I	03	239,000
GRANTOR: ASHMANN HOLDINGS LLC						
GRANTEE: HAEMMERLE WILLIAM J						
1551/164	10/06/2025	WD	Q	V	01	40,000
GRANTOR: BASS ERNEST L						
GRANTEE: ASHMANN HOLDINGS LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=17,8] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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					1.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	27,000							

REVIEW DATE 08/11/2026 BY kellen Total Acres: 1.50 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/17/2026 BY SYS