COMM AT SW COR OF SEC, RUN N
385.13 FT TO N R.W OF EXISTING
ROAD, NE ALONG N R/W 631.14 FT

KEELING TOMMIE F SR/KEELING M WYNETTE
480 SW ASCENA TERR
LAKE CITY, FL 32024

2027

10-4S-16-02860-013

BUILDING CHARACTERISTICS

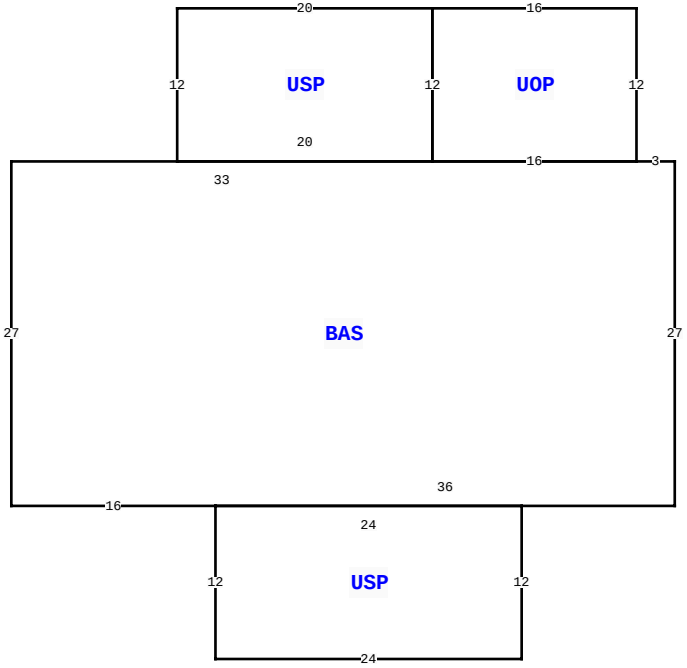
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	81,799
UOP	192	25		48	2,797
USP	240	35		84	4,894
USP	288	35		101	5,884
TOTALS	2,124			1,637	95,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,637	113.9000	105.93	173,407	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1404 HX Base Yr 2009



480 SW ASCENA TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,374
TOTAL MARKET OB/XF VALUE		8,650
TOTAL LAND VALUE - MARKET		9,075
TOTAL MARKET VALUE		113,099
SOH/AGL Deduction		45,314
ASSESSED VALUE		67,785
TOTAL EXEMPTION VALUE	HX HB SX	67,785
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		113,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,126

SALE:4:1: INCLUDED '74 MONTEREY M H SN 1230L&R

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38083	MAINT/ALTR	75	08/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/1569	11/29/2007	WD	Q	I		90,000
GRANTOR: MORRIS & MATTIE ROSS						
GRANTEE: TOMMIE F SR & M WYN						
1065/1736	11/14/2005	QC	Q	I	06	100
GRANTOR: DAVID AND CATHY ROSS						
GRANTEE: MORRIS AND MATTIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N12 W16 S12 E16$ W16 USP= N12 W20 S12 E20$ W33 S27 E16 USP= S12 E24 N12 W24$ E36 N27$.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2007	2007	3	50	450	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,650

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	100			0.00	0.00	1.65	AC		1.00	1.00	0.50	11,000.00	5,500.00	9,075							

REVIEW DATE 01/19/2024 BY KS Total Acres: 1.65 Total Land Value: 9,075 Market: 0 Agricultural: 0 Common: 9,075 PRINTED 11/17/2026 BY SYS