BEG SE COR OF NW1/4 OF SW1/4, RU
250 FT, S 402.51 FT, E 250 FT TO
11, 12 & 13 WEST TROY PINES S/D

BURNS PAULA C/CREWS JOHN PAUL
321 SW ASCENA TER
LAKE CITY, FL 32024

2026

10-4S-16-02873-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

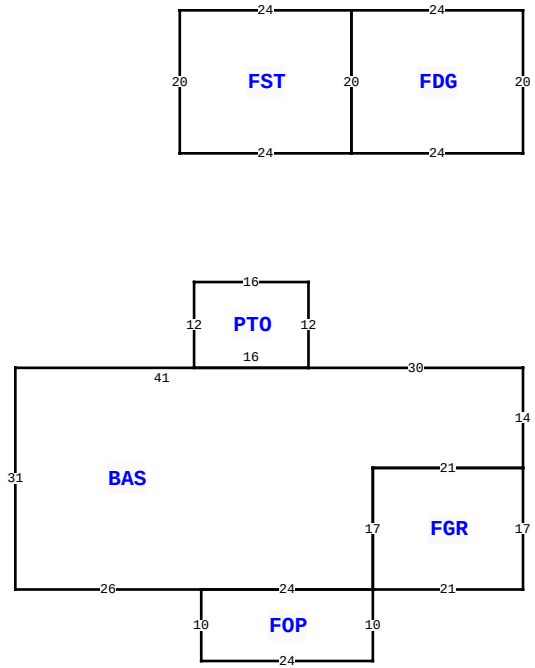
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100		1,844	149,537
FDG	480	60		288	23,355
FGR	357	55		196	15,894
FOP	240	30		72	5,839
FST	480	55		264	21,409
PTO	192	5		10	811
TOTALS	3,593			2,674	216,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,674	109.4400	124.76	333,608	1977	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1844 HX Base Yr



321 SW ASCENA TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	216,845
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	242,845
SOH/AGL Deduction	0
ASSESSED VALUE	242,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,845
TOTAL JUST VALUE	242,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/2758	10/01/2024	LE	U	I	14	100

GRANTOR: CREWS LINDA H (ENH LE

GRANTEE: BURNS PAULA C (RMDR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 PTO= N12 W16 S12 E16$ W41 S31 E26 FOP= S10 E24N10 W24$ E24 FGR= E21 N17 W21S17$ N17 E21 N14$ PTR= N30 FDG= N20 W24 FST= W24 S20 E24 N20$ S20 E24$ S30$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	0		*RSFMH	0.00	0.00	2.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	24,000							

REVIEW DATE 01/19/2024 BY KS Total Acres: 2.40 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/08/2026 BY SYS