COMM SE COR OF NW1/4 OF SW1/4, R
FOR POB, CONT N 134.17 FT, W 250
134.17 FT, E 250 FT TO POB. LOT

MARKHAM JOHNIE LEWIS
261 SW ASCENA TER
LAKE CITY, FL 32024

2027

10-4S-16-02873-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
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

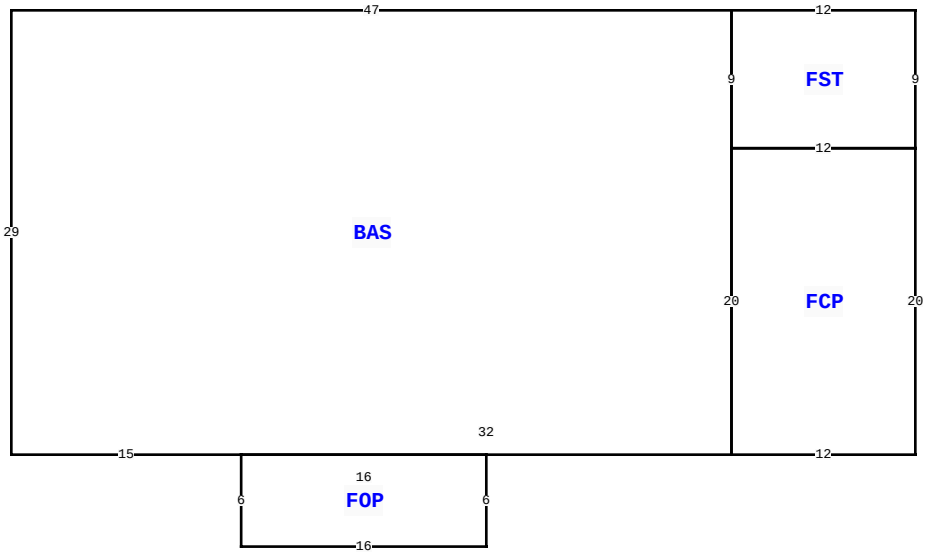
NEIGHBORHOOD/LOC 10416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100		1,363	117,220
FCP	240	25		60	5,160
FOP	96	30		29	2,494
FST	108	55		59	5,074
TOTALS	1,807			1,511	129,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,511	120.2850	132.31	199,920	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1363 HX Base Yr 2025



261 SW ASCENA TER, LAKE CITY

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

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
4	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0294	SHED WOOD/	0	100	16	12	192.00	UT	14.00	14.00	100	2007	2007	3	100	2,688	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,948
TOTAL MARKET OB/XF VALUE		4,388
TOTAL LAND VALUE - MARKET		16,748
TOTAL MARKET VALUE		151,084
SOH/AGL Deduction		0
ASSESSED VALUE		151,084
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,673
TOTAL JUST VALUE		151,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,451

SALE:1:1: LOT 14 WEST TROY PINES UNR (0.77 AC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/354	11/22/2024	QC	U	I	11	100
GRANTOR: MARKHAM PATRICK SCOTT						
GRANTEE: MARKHAM JOHNIE LEWI						
1508/1910	4/10/2020	QC	U	I	11	100
GRANTOR: MARKHAM JOHNIE L						
GRANTEE: MARKHAM PATRICK SCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S29 E15 FOP= S6 E16N6 W16$ E32 FCP= E12 N20 W12 S20$ N20 FST= E12 N9 W12 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 4,388

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	100		*RSFMU	134.00	250.00	0.77	AC		1.00	1.00	1.50	14,500.00	21,750.00	16,748							

REVIEW DATE 01/19/2024 BY KS Total Acres: 0.77 Total Land Value: 16,748 Market: 0 Agricultural: 0 Common: 16,748 PRINTED 11/17/2026 BY SYS