N1/2 OF N1/2 OF NE1/4 OF SW1/4
AS LIES W OF RD. EX 1 AC DESC OR

ASH JAMES W/ASH JOSEPH BRENT
207 SE PELICAN GLN
LAKE CITY, FL 32025

2027

18-4S-18-10380-001

BUILDING CHARACTERISTICS

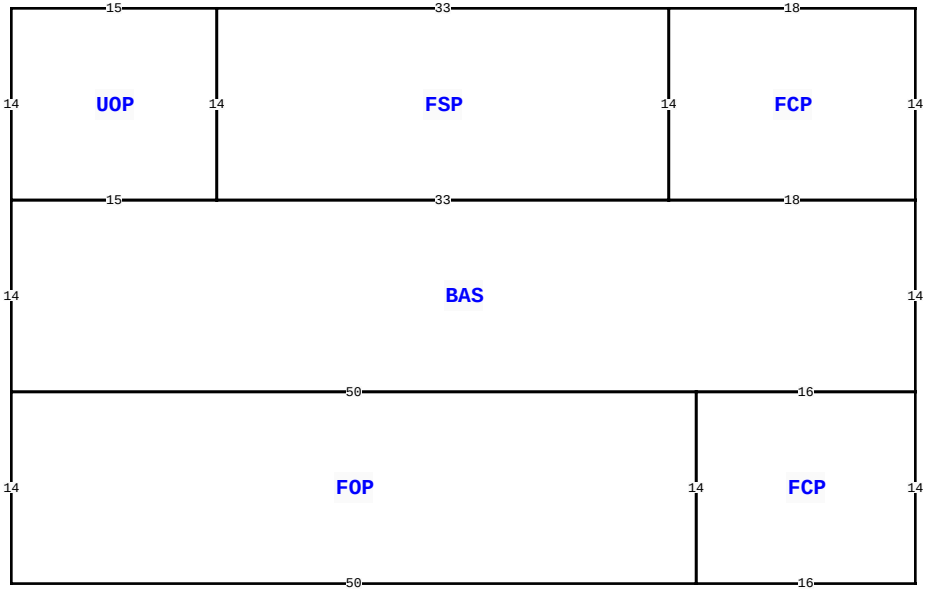
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,597
FCP	224	25		56	1,370
FCP	252	25		63	1,541
FOP	700	35		245	5,992
FSP	462	40		185	4,524
UOP	210	25		52	1,272
TOTALS	2,772			1,525	37,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,525	101.9000	61.14	93,238	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr 2022



207 SE PELICAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
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	12	32	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
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	2013	2013	3	100	50	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,183
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	34,900
TOTAL MARKET VALUE	172,683
SOH/AGL Deduction	31,377
ASSESSED VALUE	141,306
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	89,895
TOTAL JUST VALUE	172,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,661

XFOB:1:1: MANS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053350	Roof Replacement	10,700	06/11/2025
25155	M H	543	10/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/693	10/13/2021	QC	U	I	11	100
GRANTOR: ASH JAMES J						
GRANTEE: ASH JAMES W						
1428/488	10/16/2020	QC	U	I	30	100
GRANTOR: HUNTER DOROTHY N						
GRANTEE: HUNTER DOROTHY N						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= N14 W18 S14 E18$ BAS= W18 FSP= N14 W33 S14 E33$ W33UOP= N14 W15 S14 E15$ W15 S14FOP= S14 E50 N14 W50$ E50 FCP= S14 E16 N14 W16$ E16 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,600

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		00	0.00	0.00	5.98	AC		1.00	1.00	1.00	5,000.00	5,000.00	29,900							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 06/23/2025 BY chuck Total Acres: 6.98 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 11/17/2026 BY SYS

N1/2 OF N1/2 OF NE1/4 OF SW1/4
AS LIES W OF RD. EX 1 AC DESC OR

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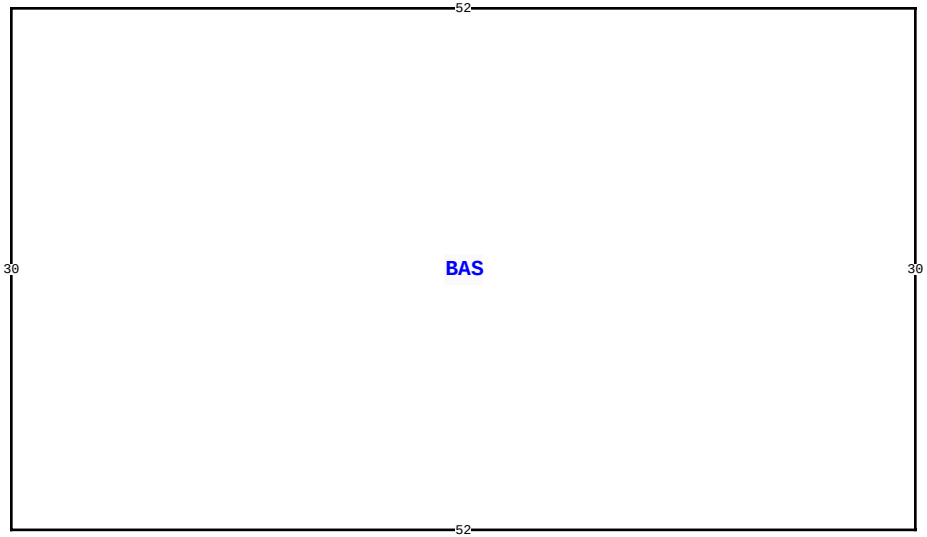
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	90,888
TOTALS	1,560			1,560	90,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	105.93	165,251	2007	2006	0	0	0	45.00	55.00

3 MANUF 1 100% - 2022 Heated Area: 1560 HX Base Yr 2022



207 SE PELICAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
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

COLUMBIA COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,661

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1428/488	10/16/2020	QC	U	I	30	100
GRANTOR: HUNTER DOROTHY N						
GRANTEE: HUNTER DOROTHY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/23/2025 BY chuck Total Acres: 6.98 Total Land Value: 34,900 Market: 0 Agricultural: 0 Common: 34,900 PRINTED 11/17/2026 BY SYS