S1/2 OF NE1/4 OF SE1/4 OF NW1/4.
22 & 24 OF AN UNREC S/D) & EX 1.
ORB 1435-1128.

CHRISTENSEN FAMILY TRUST DATED MAY 8, 2026
1540 SW COUNTY ROAD 340
MAYO, FL 32066

2027

21-3S-16-02215-003

BUILDING CHARACTERISTICS

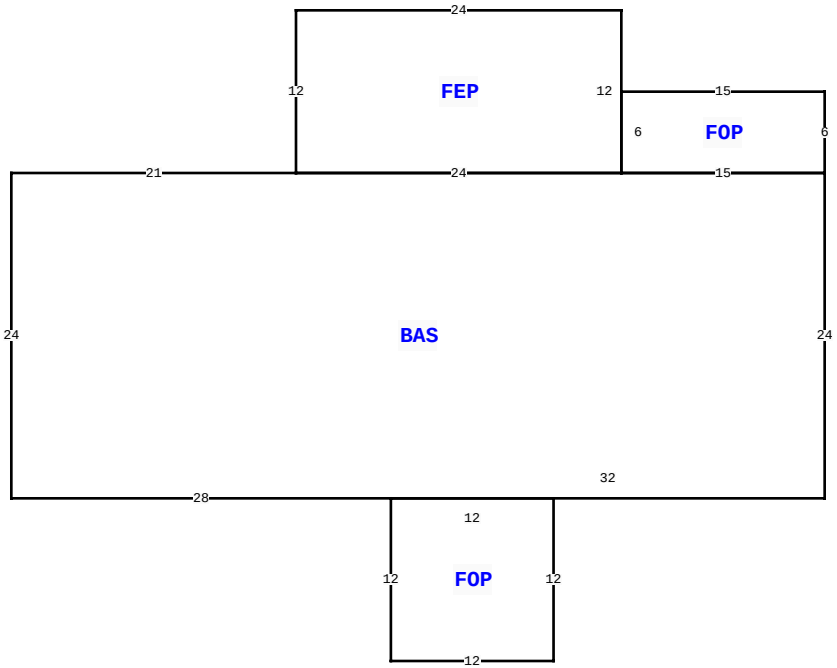
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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 01
NEIGHBORHOOD/LOC	21316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	39,226
FEP	288	85		245	6,674
FOP	90	35		32	872
FOP	144	35		50	1,362
TOTALS	1,962			1,767	48,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,767	113.5000	68.10	120,333	1977	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1440 HX Base Yr



1067 NW ASH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	48,133
TOTAL MARKET OB/XF VALUE	16,780
TOTAL LAND VALUE - MARKET	35,980
TOTAL MARKET VALUE	100,893
SOH/AGL Deduction	0
ASSESSED VALUE	100,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,893
TOTAL JUST VALUE	100,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15913	M H	125	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1430	5/08/2026	WD	U	I	11	100
GRANTOR: CHRISTENSEN FORREST						
GRANTEE: CHRISTENSEN FAMILY						
1486/2221	3/20/2023	WD	Q	I	01	120,000
GRANTOR: HURST LOVISA EMINE						
GRANTEE: CHRISTENSEN FORREST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S24 E28 FOP= S12 E12 N12 W12$ E32 N24 FOP= N6 W15 S6 E15$ W15 FEP= N12 W24 S12 E24$ W24$.

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	0210	GARAGE U	0	0	24	24	576.00	UT	5.00	5.00	100	0	0	3	100	2,880	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	20	20	400.00	UT	5.00	5.00	70	1919	1919	3	70	1,400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
7	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
8	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
9	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
10	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 16,780

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.57	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,980							

REVIEW DATE 05/05/2023 BY ME Total Acres: 2.57 Total Land Value: 35,980 Market: 0 Agricultural: 0 Common: 35,980 PRINTED 11/17/2026 BY SYS