NW1/4 OF NE1/4 OF SE1/4 OF NW1/4. (AKA LOT 23 OF AN UNR S/D).

MCCLENITHAN MARIANNE E
1167 NW ASH DR
LAKE CITY, FL 32055

2027

21-3S-16-02215-030

BUILDING CHARACTERISTICS

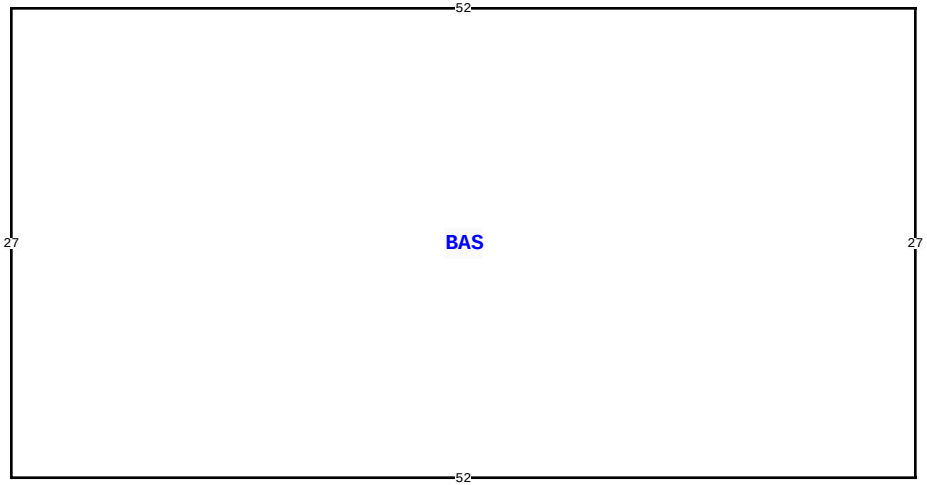
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,404	100		1,404	35,420
TOTALS	1,404			1,404	35,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	105.1200	63.07	88,550	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1404 HX Base Yr 2019



1167 NW ASH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		35,420
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		17,500
TOTAL MARKET VALUE		60,520
SOH/AGL Deduction		27,020
ASSESSED VALUE		33,500
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,500
TOTAL JUST VALUE		60,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,520

LAND:1:1: 1.25 ACRES IS LOW WET.CYPRESS POND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/2025	10/12/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MARIE						
GRANTEE: M MCCLENITHAN,R WEN						
1369/0574	9/20/2018	QC	U	I	11	100
GRANTOR: SCOTT WENDEL						
GRANTEE: MARIANNE E MCCLENIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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		A-1	0.00	0.00	2.50	AC		1.00	1.00	0.50	14,000.00	7,000.00	17,500							

REVIEW DATE 02/08/2023 BY KS Total Acres: 2.50 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/17/2026 BY SYS