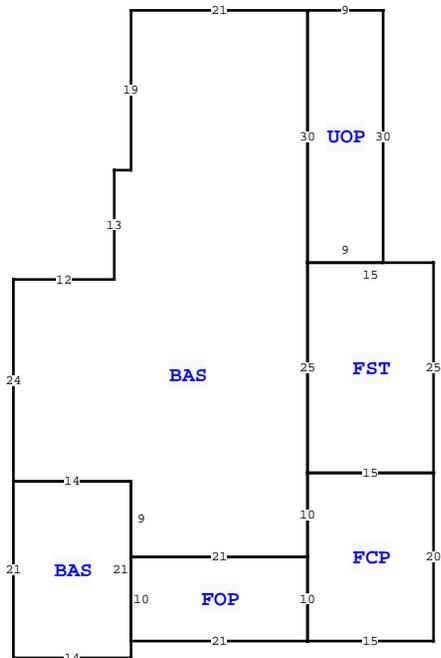


ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	06	VINYL ASB 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectual Units	05	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0102	SFRES/MOBILE HOME			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	21316.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100		294	21,072
BAS	1,727	100		1,727	123,783
FCP	300	25		75	5,376
FOP	210	30		63	4,516
FST	375	55		206	14,765
UOP	270	20		54	3,871
TOTALS	3,176			2,419	173,383

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,419	98.4550	110.27	266,743	1967	1967	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 2021			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		189,116	
TOTAL MARKET OB/XF VALUE		25,164	
TOTAL LAND VALUE - MARKET		23,700	
TOTAL MARKET VALUE		237,980	
SOH/AGL Deduction		104,207	
ASSESSED VALUE		133,773	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		82,362	
TOTAL JUST VALUE		237,980	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,980	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31029	M H	375	05/13/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
312/131	10/22/1973	WD	Q	I	01	429
GRANTOR: STREAT JAMES L						
GRANTEE: JOHNS RAY DONALD						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BAS= W21 S19 W2 S13 W12 S24 BAS= S21 E14 N21 W14\$ E14 S9 FOP= S10 E21 N10 W21\$E21 FCP= S10 E15 N20 W15 S10\$ N10 FST= E15 N25 W15 S25\$ N25 UOP= E9 N30 W9 S30\$ N30 \$.	

EXTRA FEATURES															470 NW ASH DR, LAKE CITY		
L N	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	0021	BARN,FR AE	0	100	0	0	3.00	UT	50.00	50.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0252	LEAN-TO W/	0	100	15	25	375.00	UT	1.50	1.50	100	2013	2013	3	100	563	
5	0030	BARN,MT	0	100	20	25	500.00	UT	9.00	9.00	80	2013	2013	3	80	3,600	
6	0252	LEAN-TO W/	0	100	15	25	375.00	UT	1.50	1.50	100	2013	2013	3	100	563	
7	0296	SHED METAL	0	100	12	24	288.00	UT	6.00	6.00	100	2013	2013	3	100	1,728	
8	0060	CARPORT F	0	100	20	28	560.00	UT	3.50	3.50	100	2014	2014	3	100	1,960	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
10	0031	BARN,MT AE	0	100	20	40	800.00	UT	11.00	11.00	100	2014	2014	3	100	8,800	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.58	AC		1.00	1.00	1.00	15,000.00	15,000.00	23,700							

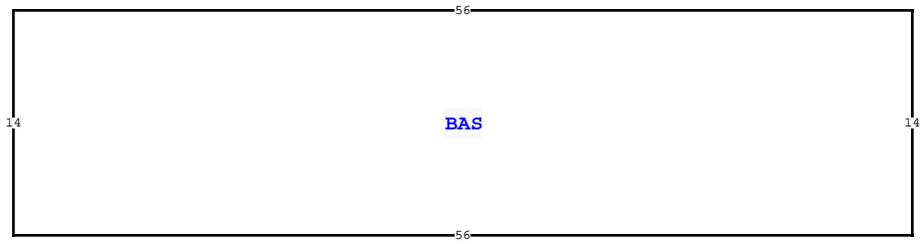
COMM NE COR OF SW1/4 OF SE1/4, R
 POB, RUN S TO N LINE OF RR, NW A
 APPROX 990 FT TO W LINE OF SW1/4

JOHNS PHYLLIS B
 436 NW ASH DRIVE
 LAKE CITY, FL 32055

2026

21-3S-16-02224-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	03	03	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
TOTALS	784		15,733

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	784	83.6100	50.17	39,333	1986	1986	0	0	60.00	40.00												
2 MOBILE HME		0% - 0	Heated Area: 784				HX Base Yr																
																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/07/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/07/2025	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	04/07/2025																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,116
TOTAL MARKET OB/XF VALUE			25,164
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TOTAL JUST VALUE			237,980
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
312/131	10/22/1973	WD	Q	I	01	429
GRANTOR: STREAT JAMES L						
GRANTEE: JOHNS RAY DONALD						

EXTRA FEATURES															470 NW ASH DR, LAKE CITY		
L N	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
11	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
12	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
13	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
14	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
15	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022		100	2,200	
16	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
TOTALS																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S14 E56 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF										6,000					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	