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

2027

21-3S-16-02224-000

BUILDING CHARACTERISTICS

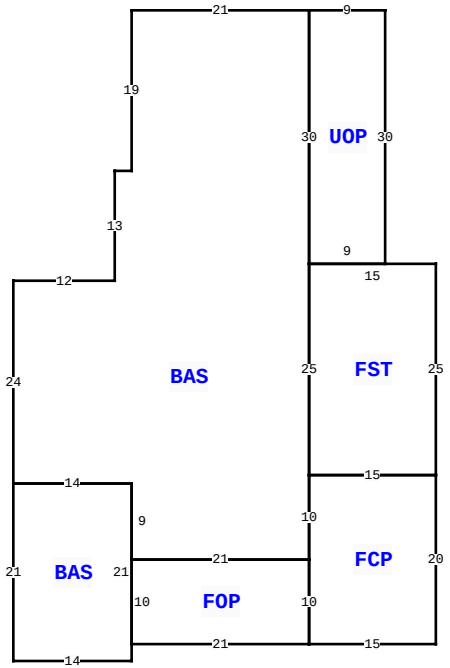
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	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	20,696
BAS	1,727	100		1,727	121,572
FCP	300	25		75	5,280
FOP	210	30		63	4,435
FST	375	55		206	14,502
UOP	270	20		54	3,801
TOTALS	3,176			2,419	170,286

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	108.30	261,978	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2021 HX Base Yr



470 NW ASH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,019
TOTAL MARKET OB/XF VALUE		25,164
TOTAL LAND VALUE - MARKET		25,280
TOTAL MARKET VALUE		236,463
SOH/AGL Deduction		97,935
ASSESSED VALUE		138,528
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,117
TOTAL JUST VALUE		236,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,560

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

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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 19,164

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		A-1	0.00	0.00	1.58	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,280							

REVIEW DATE 02/08/2023 BY KS Total Acres: 1.58 Total Land Value: 25,280 Market: 0 Agricultural: 0 Common: 25,280 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02224-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

DOR CODE 0102 SFRES/MOBILE HOME

MAP NUM | MKT AREA 01

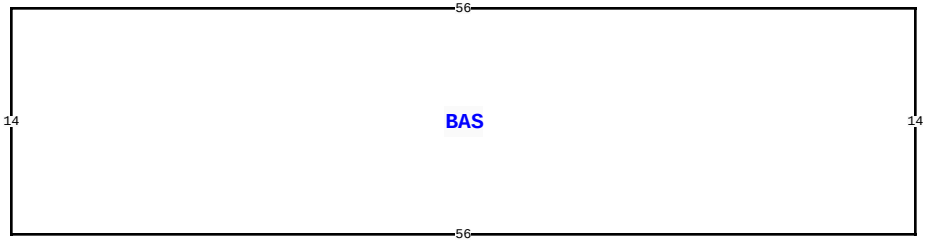
NEIGHBORHOOD/LOC 21316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	15,733
TOTALS	784			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	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



470 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
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	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,019
TOTAL MARKET OB/XF VALUE		25,164
TOTAL LAND VALUE - MARKET		25,280
TOTAL MARKET VALUE		236,463
SOH/AGL Deduction		97,935
ASSESSED VALUE		138,528
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,117
TOTAL JUST VALUE		236,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,560

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 6,000

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 02/08/2023 BY KS Total Acres: 1.58 Total Land Value: 25,280 Market: 0 Agricultural: 0 Common: 25,280 PRINTED 11/17/2026 BY SYS