W1/2 OF W1/2 OF SE1/4 OF SE1/4 A
L RR, EX 432 FT N & S BY 100 FT
AKA PART OF LOT 4 BLOCK A RANCHE

CLEVELAND KEVIN M
288 NW ASH DR
LAKE CITY, FL 32055

2027

21-3S-16-02227-000

BUILDING CHARACTERISTICS

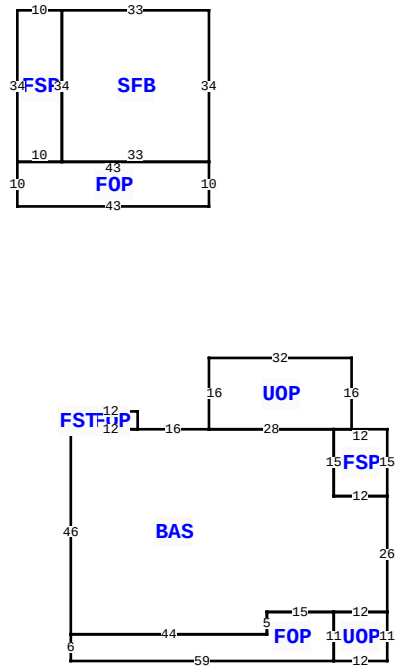
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	2,951	100		2,951	45,074
FOP	48	30		14	214
FOP	429	30		129	1,970
FOP	430	30		129	1,970
FSP	180	40		72	1,100
FSP	340	40		136	2,077
FST	12	55		7	107
SFB	1,122	80		898	13,716
UOP	132	20		26	397
UOP	512	20		102	1,558
TOTALS	6,156			4,464	68,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,464	69.4260	76.37	340,916	1960	1960	0	0	50	35.00	20.00

1 SINGLE FAM 100% - 2022 Heated Area: 4073 HX Base Yr 2022



288 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 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,183
TOTAL MARKET OB/XF VALUE	37,425
TOTAL LAND VALUE - MARKET	32,960
TOTAL MARKET VALUE	138,568
SOH/AGL Deduction	41,401
ASSESSED VALUE	97,167
TOTAL EXEMPTION VALUE	HX HB SX 97,167
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	138,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043218	Swimming Pool and	46,000	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/2538	6/22/2026	QC	U	I	11	100
GRANTOR: COCHRAN MONA						
GRANTEE: CLEVELAND KEVIN M						
1423/0701	10/23/2020	WD	Q	I	01	68,500
GRANTOR: DARCY J KRYWOSINSKI						
GRANTEE: KEVIN M CLEVELAND &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N4 W12 S4 E12$ W12 FST= N4 W3 S4 E3$ W3 S46
FOP= S6 E59 N11 W15 S5 W44$ E44 N5 E15 UOP= S11 E12 N11 W12$
E12 N26 FSP= N15 W12 S15 E12$ W12 N15 UOP= E4 N16 W32 S16
E28$ W28 $ PTR= N50 FOP= N10 SFB= N34 W33 FSP= W10 S34 E10
N34$ S34 E33$ W43 S10 E43$ S50$.

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	0166	CONC,PAVMT	0	100	34	15	510.00	UT	2.00	2.00	50	2005	2005	3	50	510	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0280	POOL R/CON	0	100	15	34	510.00	UT	70.00	70.00	100	2023	2022		95	33,915	

LAND DESCRIPTION

TOTAL OB/XF 37,425

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	2.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,960							

REVIEW DATE 02/08/2023 BY KS Total Acres: 2.06 Total Land Value: 32,960 Market: 0 Agricultural: 0 Common: 32,960 PRINTED 11/17/2026 BY SYS