COMM SE COR OF NE1/4 OF SE1/4 RU
TO W R/W TURNER RD & N R/W ASH R
R/W 202.58 FT FOR POB. CONT W 13

PIPPINS LONNIE D/PIPPINS GAYE J
157 NW ASH DR
LAKE CITY, FL 32055

2027

21-3S-16-02239-117

BUILDING CHARACTERISTICS

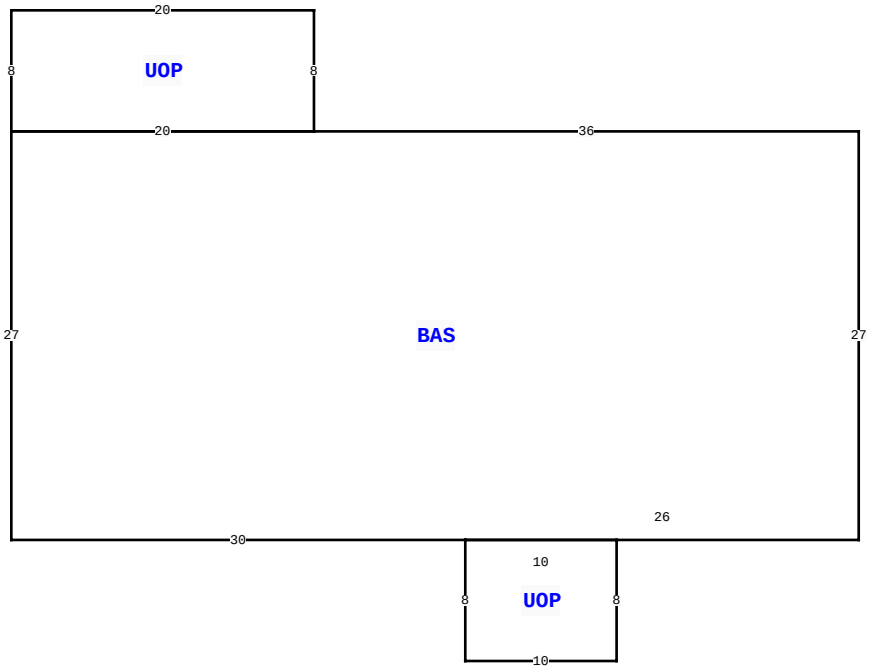
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	21316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	91,185
UOP	80	25		20	1,206
UOP	160	25		40	2,412
TOTALS	1,752			1,572	94,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,572	117.9000	109.65	172,370	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1512 HX Base Yr



157 NW ASH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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		94,804
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		124,304
SOH/AGL Deduction		53,911
ASSESSED VALUE		70,393
TOTAL EXEMPTION VALUE	HX HB DV	55,393
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		124,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,324

SALE:1:1: LOT 17 SEALEY SOUTH UNR - 0.76 AC

LAND:1:1: 0.75 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23580	M H	0	09/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/1409	5/29/1991	WD	Q	V		7,500

GRANTOR: LENVIL DICKS

GRANTEE: LONNIE PIPPINS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N8 W20 S8 E20$ W20 S27 E30 UOP= S8 E10 N8 W10$ E26 N27$.

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	16	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	100		RSF/MH	133.00	247.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 0.75 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS