

COMM SE COR OF NE1/4 OF SE1/4, R  
E 15 FT TO PT OF INTERS OF W R/W  
RD & N R/W OF ASH RD, RUN W 335.

CHRISTIAN SHIRLEY G/HAMPTON RAGAN  
185 NW ASH DR  
LAKE CITY, FL 32055

**2026**

21-3S-16-02239-118

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
Architctual	01	CONV	100
Units		0	100
Condition Adj	02	02	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
BAS	1,428	100	
UOP	266	25	
USP	150	35	
TOTALS	1,844		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	50%	- 2021								
Heated Area: 1428 HX Base Yr 2021											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			39,336
TOTAL MARKET OB/XF VALUE			4,300
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			65,636
SOH/AGL Deduction			15,587
ASSESSED VALUE			50,049
TOTAL EXEMPTION VALUE	HA HAB	20,900	
BASE TAXABLE VALUE			29,149
TOTAL JUST VALUE			65,636
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/2729	1/14/2011	QC	U	I	11	32,000
GRANTOR: ROSEMARY ANDERSON						
GRANTEE: SHIRLEY G CHRISTIAN						
0844/0246	8/15/1997	WD	Q	I		35,500
GRANTOR: BRACKIN						
GRANTEE: ANDDERSON						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE	4	0	50	0	1.00	UT	0.00	0.00	100
3	9947	Septic	0	50	0	0	1.00	UT	3,000.00	3,000.00	100
4	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
TOTALS											
4,300											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W21 N14 W26 UOP= W19 S14 E19 N14\$ S14 W29 S14 E37 USP= S10 E15 N10 W15\$ E39 N14\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	50		RSF/ME	33.00	247.00	1.00	LT	1.00
TOTALS											
22,000.00											