COMM SE COR OF NE1/4 OF SE1/4, W
POB, N 266.50 FT, W 133.24 FT, S
133.24 FT TO POB EX RD R/W. (AKA

GRIFFIN SAMANTHA JEAN
235 NW ASH DR
LAKE CITY, FL 32055

2027

21-3S-16-02239-120

BUILDING CHARACTERISTICS

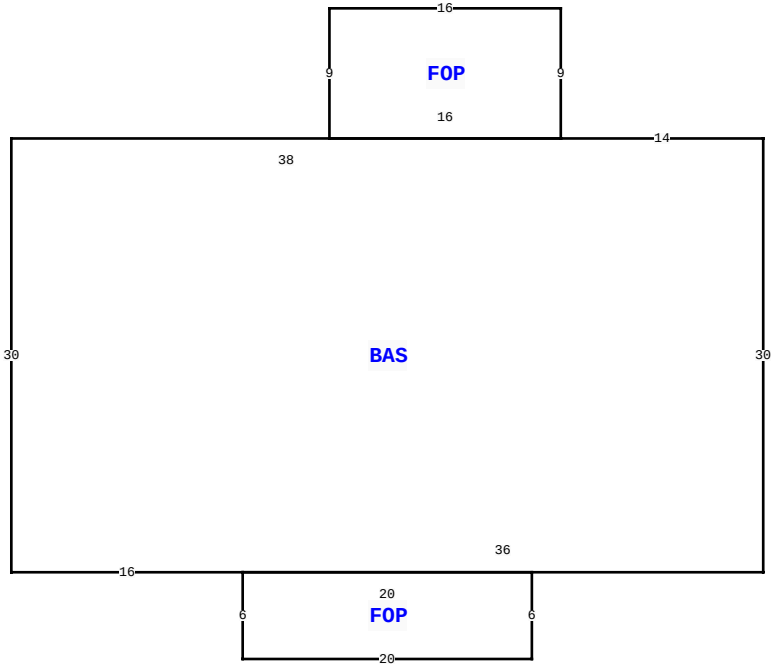
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,560	100		1,560	92,484
FOP	120	35		42	2,490
FOP	144	35		50	2,965
TOTALS	1,824			1,652	97,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,652	115.9000	107.79	178,069	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 100% - 2026 Heated Area: 1560 HX Base Yr 2026



235 NW ASH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	97,938
TOTAL MARKET OB/XF VALUE	4,050
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	127,988
SOH/AGL Deduction	0
ASSESSED VALUE	127,988
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	76,577
TOTAL JUST VALUE	127,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22486	M H	250	11/10/2004
7035	M H	60	04/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1431	9/21/2026	WD	U	I	11	100
GRANTOR: BEATY JENNIFER KELLIE						
GRANTEE: GRIFFIN SAMANTHA JE						
1532/218	1/28/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (SAWYE						
GRANTEE: BEATY JENNIFER KELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N9 W16 S9 E16$ W38 S30 E16 FOP= S6 E20 N6 W20$ E36 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,050

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	0200	C	MBL HM	100		RSF/MH	33.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 07/03/2018 BY KR Total Acres: 0.74 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS