COMM SE COR OF NE1/4 OF SE1/4,
RUN N 15 FT TO PT OF INTERS OF
W R/W LINE TURNER RD & N R/W

NAU HANTZ L
259 NW ASH DR
LAKE CITY, FL 32055

2027

21-3S-16-02239-121

BUILDING CHARACTERISTICS

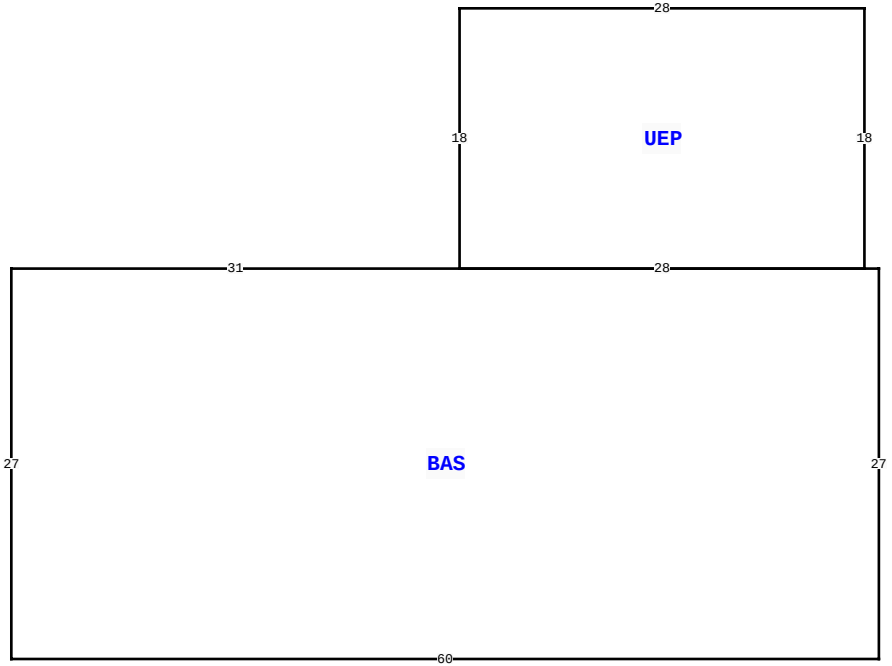
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	94,384
UEP	504	70		353	20,566
TOTALS	2,124			1,973	114,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,973	113.9000	105.93	209,000	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1620 HX Base Yr 2016



259 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	8	12	96.00	UT	5.00	5.00	75	2003	2003	3	75	360	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	114,950
TOTAL MARKET OB/XF VALUE	6,860
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	147,810
SOH/AGL Deduction	71,451
ASSESSED VALUE	76,359
TOTAL EXEMPTION VALUE	HX HB SX 76,359
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	147,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20098	M H	125	11/01/2002
7601	M H	60	09/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/0951	11/12/2014	WD	Q	I	01	70,000
GRANTOR: ZACCHEUS PAULK						
GRANTEE: HANTZ L NAU						
1274/1251	5/06/2014	WD	U	I	12	15,100
GRANTOR: CITIFINANCIAL EQUITY						
GRANTEE: ZACCHEUS PAULK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S27 E60 N27 W1 UEP= N18 W28 S18 E28$ W28$.

LAND DESCRIPTION

TOTAL OB/XF 6,860

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 02/09/2023 BY KS Total Acres: 0.73 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS