COMM SE COR OF NW1/4 OF SE1/4, R
N R/W ASH RD, RUN W ALONG R/W 51
FOR POB, CONT W 133.26 FT, N 223

461 NW ASH DR LAKE CITY, FL 32055 TRUST
9169 W STATE NORTH ST # 1942
GARDEN CITY, ID 83714

**2027**

**21-3S-16-02239-129**

## BUILDING CHARACTERISTICS

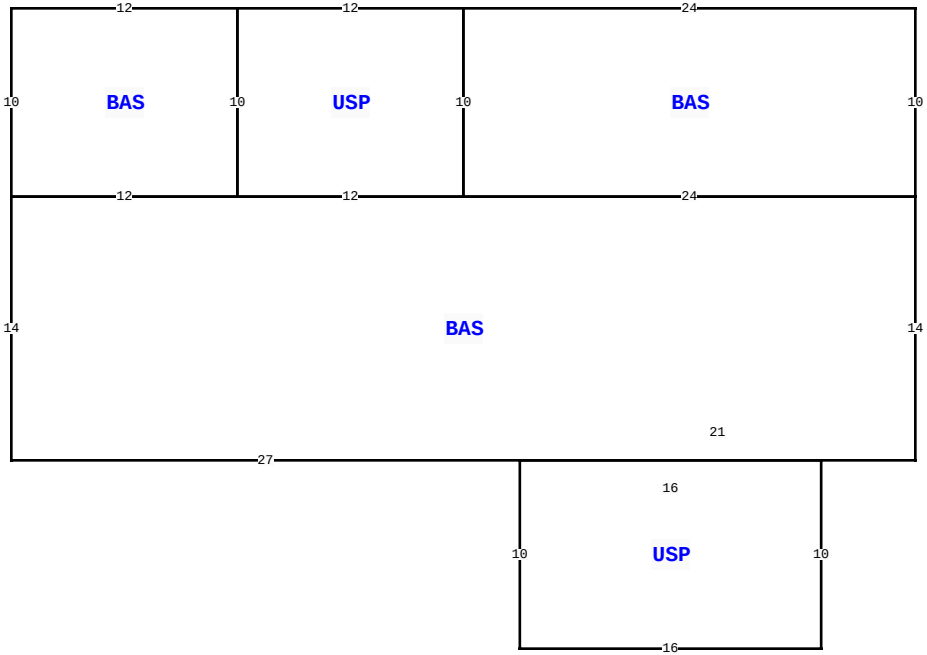
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 02 | 02 |
| 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 | 120 | 100 | | 120 | 2,230 |
| BAS | 240 | 100 | | 240 | 4,460 |
| BAS | 672 | 100 | | 672 | 12,488 |
| USP | 120 | 35 | | 42 | 780 |
| USP | 160 | 35 | | 56 | 1,041 |
| TOTALS | 1,312 | | | 1,130 | 21,000 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,130 | 77.4350 | 46.46 | 52,500 | 1988 | 1988 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2023 Heated Area: 1032 HX Base Yr




461 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 | 0210 | GARAGE U | 0 | 0 | 0 | 0 | 400.00 | UT | 2.00 | 2.00 | 100 | 0 | 0 | 3 | 100 | 800 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 12 | 12 | 144.00 | UT | 2.50 | 2.50 | 100 | 0 | 0 | 3 | 100 | 360 | |
| 3 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 75 | 1993 | 1993 | 3 | 75 | 600 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 50 | |
| 6 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 21,000 |
| TOTAL MARKET OB/XF VALUE | 5,410 |
| TOTAL LAND VALUE - MARKET | 26,000 |
| TOTAL MARKET VALUE | 52,410 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 52,410 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 52,410 |
| TOTAL JUST VALUE | 52,410 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 52,410 |

SALE:4:2: ID#GAFLH75A02629WE

SALE:4:1: SALE INCLUDES 1988 FLEETWOOD MH

SALE:2:1: WD REPLACING AGREEMENT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050714 | Electrical Servic | 0 | 08/30/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1465/878 | 4/13/2022 | QC | U | I | 11 | 0 |
| GRANTOR: 461 NW ASH DR LAND TR | | | | | | |
| GRANTEE: 461 NW ASH DR LAKE | | | | | | |
| 1352/2240 | 1/29/2018 | WD | Q | I | 01 | 27,000 |
| GRANTOR: COLLEEN M KLOPP | | | | | | |
| GRANTEE: DEREK SNEAD TRUSTEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N10 W24 S10 E24$ BAS= W24 USP= N10 W12 S10 E12$ W12BAS= N10 W12 S10 E12$ W12 S14E27 USP= S10 E16 N10 W16$ E21N14$.

## LAND DESCRIPTION

TOTAL OB/XF 5,410

| 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 | 0 | | RSF/MH | 133.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 26,000 | | | | | | | |

REVIEW DATE 09/13/2024 BY tommy Total Acres: 0.70 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS