

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

2026

21-3S-16-02239-129



| ELEMENT | | CD | | CONSTRUCTION | |
|-------------------|------------------|-------------|------|--------------|----------------------|
| Exterior Wall | 03 | BELOW AVG. | 60 | | |
| Exterior Wall | 05 | AVERAGE | 40 | | |
| Roof Structure | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 01 | MINIMUM | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 14 | CARPET | 90 | | |
| Interior Floor | 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 | | |
| Architctual Units | 01 | CONV | 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 |
| 1 | MOBILE HME | 0% | - 2023 | | | | | | | | |
| | | | Heated Area: 1032 | | | HX Base Yr | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 2 | |
|--|-------------------|-----------|------------|-------------|--------|------------|
| VALUATION BY | | | | STANDARD | | |
| VALUATION SUMMARY | | | | | | |
| 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 | | | | 1,283 | | |
| ASSESSED VALUE | | | | 51,127 | | |
| TOTAL EXEMPTION VALUE | | | | 0 | | |
| BASE TAXABLE VALUE | | | | 51,127 | | |
| TOTAL JUST VALUE | | | | 52,410 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | 0 | | |
| PREVIOUS YEAR MKT VALUE | | | | 52,410 | | |
| SALE: 4:2: ID#GAF75A02629WE | | | | | | |
| 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\$. | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | 461 NW ASH DR, LAKE CITY | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------------------------|-----------------|-------|
| L N | 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 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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/ME | 33.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 26,000 | | | | | | | |