

COMM AT SE COR OF NW1/4 OF SE1/4  
33.68 FT TO N R/W OF ASH RD, RUN  
FT TO POB, CONT W ALONG N R/W OF

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

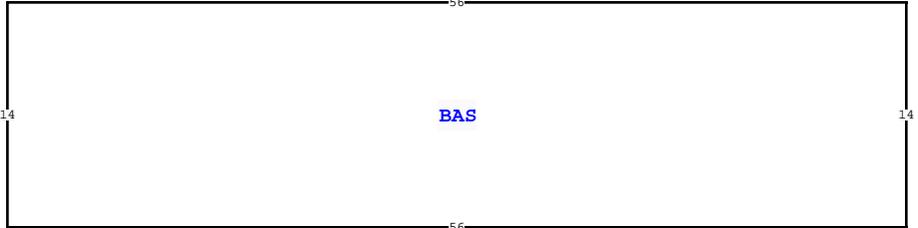
2026

21-3S-16-02239-130



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Stories	1.	1.	100
Architectural	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	784	100	
TOTALS	784		17,088

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:	784			HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		17,088	
TOTAL MARKET OB/XF VALUE		10,100	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		53,188	
SOH/AGL Deduction		182	
ASSESSED VALUE		53,006	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		53,006	
TOTAL JUST VALUE		53,188	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,188	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7074	M H	60	04/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/881	4/13/2022	QC	U	I	11	0
GRANTOR: 485 NW ASH LAND TRUST						
GRANTEE: 485 NW ASH DR LAKE						
1361/0082	5/18/2018	WD	Q	I	01	25,000
GRANTOR: PAUL D ALLARD						
GRANTEE: LORI FULLER AS TRUS						

EXTRA FEATURES		485 NW ASH DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0296	SHED METAL	0.00
3	9947	Septic	3,000.00
4	0261	PRCH, UOP	0.00
5	0296	SHED METAL	3,000.00
6	0296	SHED METAL	1,500.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/08/2025		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S14 E56 N14\$.	

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							