LOT 2 BLOCK 1 HIGHLANDS S/D.

421-236, 863-1412, 990-1420, WD

BEEDA ARYELLA RONDA/BEEDA RICHARD FRANCIS
1277 NW ASHLEY ST
LAKE CITY, FL 32055

2027

30-3S-17-05873-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

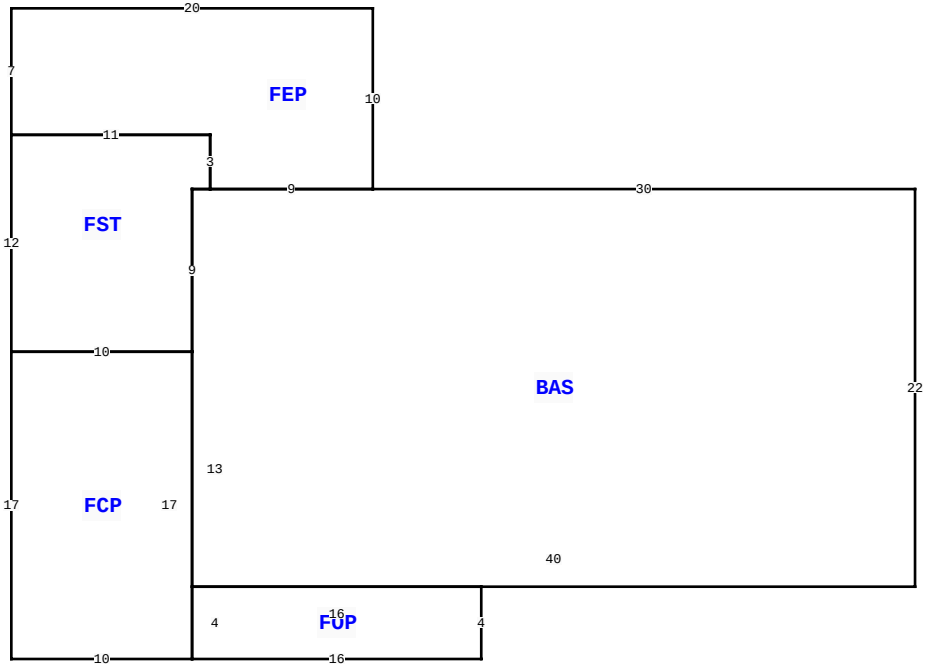
NEIGHBORHOOD/LOC 30317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	78,701
FCP	170	25		42	3,756
FEP	167	80		134	11,984
FOP	64	30		19	1,699
FST	123	55		68	6,081
TOTALS	1,404			1,143	102,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,143	125.0800	137.59	157,265	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 880 HX Base Yr 2024



1277 NW ASHLEY ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		102,222
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		15,756
TOTAL MARKET VALUE		119,978
SOH/AGL Deduction		49,787
ASSESSED VALUE		70,191
TOTAL EXEMPTION VALUE	HX HB	45,191
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,836

SALE:1:1: LOT #2 BLK 1 HIGHLANDS S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047889	Electrical Servic	0	08/14/2023
000047888	Remodel	12,621	08/14/2023
000047763	Roof Replacement	17,000	07/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1395	2/10/2023	WD	Q	I	01	127,000
GRANTOR: LANG ANDREW						
GRANTEE: TRINIDAD ARYELLA RH						
1419/0315	9/08/2020	WD	Q	I	01	83,000
GRANTOR: ROY J & JEAN BRINKMAN						
GRANTEE: ANDREW LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FEP= N10 W20 S7 E11 S3 E9$ W9 FST= N3 W11 S12E10N9 E1$ W1 S9 FCP= W10 S17 E10N17$S13 FOP= S4 E16 N4 W16$ E40 N22$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		00	0.00	0.00	12,605.02	SF		1.00	1.00	1.00	1.25	1.25	15,756							

REVIEW DATE 03/24/2026 BY robin Total Acres: 0.29 Total Land Value: 15,756 Market: 0 Agricultural: 0 Common: 15,756 PRINTED 11/16/2026 BY SYS