LOT 10 BLOCK 4 HIGHLANDS S/D.

521-417, 531-16, CD 1286-2038, Q

PERLA KAYLA MARIE
1268 NW ASHLEY ST
LAKE CITY, FL 32055

2027

31-3S-17-05920-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		2 100
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

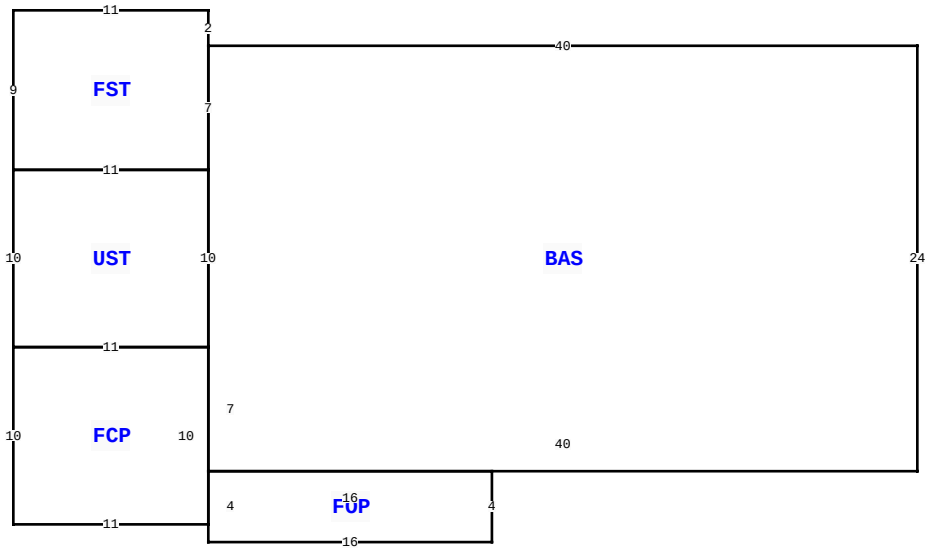
NEIGHBORHOOD/LOC 30317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	104,940
FCP	110	25		28	3,061
FOP	64	30		19	2,077
FST	99	55		54	5,903
UST	110	45		50	5,466
TOTALS	1,343			1,111	121,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,111	132.5000	145.75	161,928	1963	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 960 HX Base Yr



1268 NW ASHLEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	121,446
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	18,122
TOTAL MARKET VALUE	140,168
SOH/AGL Deduction	0
ASSESSED VALUE	140,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,168
TOTAL JUST VALUE	140,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/546	4/24/2025	WD	Q	I	01	205,000
GRANTOR: LEO PROPERTY GROUP LL						
GRANTEE: PERLA KAYLA MARIE						
1512/764	4/08/2024	QC	U	I	11	100
GRANTOR: LUSSIER TODD G						
GRANTEE: LEO PROPERTY GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S7 S10 S7 E40 N24 $
UST=[ORIG=-40,7] W11 S10 E11 N10 $
FCP=[ORIG=-40,17] W11 S10 E11 N10 $
FST=[ORIG=-40,0] N2 W11 S9 E11 N7 $
FOP=[ORIG=-40,24] S4 E16 N4 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 600

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	0		*RSF-2	0.00	0.00	14,497.24	SF		1.00	1.00	1.00	1.25	1.25	18,122							

REVIEW DATE 08/01/2025 BY TP Total Acres: 0.33 Total Land Value: 18,122 Market: 0 Agricultural: 0 Common: 18,122 PRINTED 11/17/2026 BY SYS