LOT 3 BLOCK 9 UNIT 4 GWEN LAKE E
DC 726-51, LE 951-1611, DC 971-1

MOBLEY LEWIS/MOBLEY LATORYA
600 NW ASHLEY ST
LAKE CITY, FL 32055

**2027**

**31-3S-17-06038-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 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 | | 1 100 |
| 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

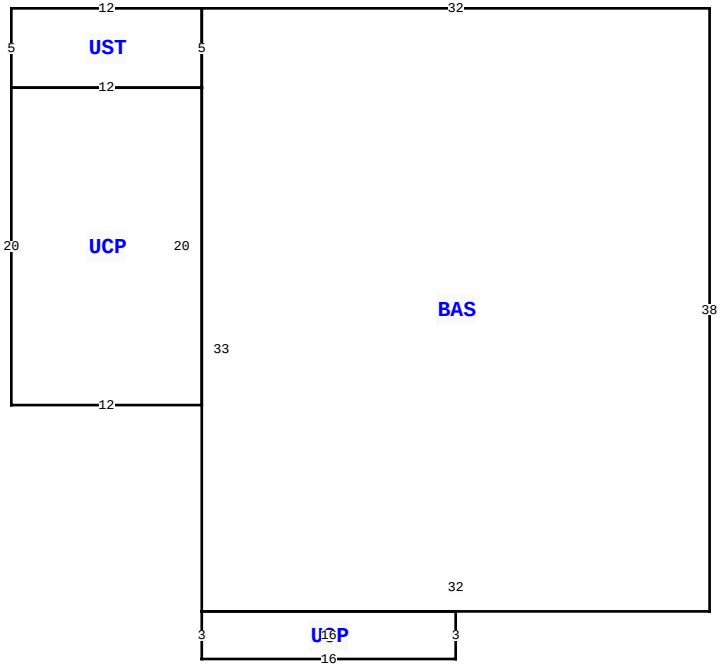
NEIGHBORHOOD/LOC 31317.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,216 | 100 | | 1,216 | 123,526 |
| UCP | 240 | 20 | | 48 | 4,876 |
| UOP | 48 | 20 | | 10 | 1,016 |
| UST | 60 | 45 | | 27 | 2,742 |
| TOTALS | 1,564 | | | 1,301 | 132,161 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,301 | 115.4400 | 126.98 | 165,201 | 1957 | 2009 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1216 HX Base Yr 2023




600 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 360.00 | UT | 4.50 | 4.50 | 100 | 1993 | 1993 | 3 | 100 | 1,620 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 132,161 |
| TOTAL MARKET OB/XF VALUE | | 1,620 |
| TOTAL LAND VALUE - MARKET | | 18,003 |
| TOTAL MARKET VALUE | | 151,784 |
| SOH/AGL Deduction | | 4,501 |
| ASSESSED VALUE | | 147,283 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 95,872 |
| TOTAL JUST VALUE | | 151,784 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 154,188 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1447/1755 | 9/13/2021 | WD | Q | I | 01 | 128,000 |
| GRANTOR: CHELANY PROPERTIES LL | | | | | | |
| GRANTEE: MOBLEY LEWIS | | | | | | |
| 1167/2294 | 2/19/2009 | WD | U | I | 11 | 100 |
| GRANTOR: BOYETTE | | | | | | |
| GRANTEE: CHELANY PROPERTIES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 UST= W12 S5 E12 N5$S5 UCP= W12 S20 E12 N20$ S33 UOP= S3 E16 N3 W16$ E32 N38$.

## LAND DESCRIPTION

TOTAL OB/XF 1,620

| 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 | | *RSF-1 | 0.00 | 0.00 | 7,827.30 | SF | | 1.00 | 1.00 | 1.15 | 2.00 | 2.30 | 18,003 | | | | | | | |

REVIEW DATE 11/22/2021 BY CP Total Acres: 0.18 Total Land Value: 18,003 Market: 0 Agricultural: 0 Common: 18,003 PRINTED 11/17/2026 BY SYS