LOT 2 BLOCK 1 HOLLIDAY HEIGHTS R
PB 895-1236 THRU 1250, DC 896-62

COTHRON FELISHA
1142 NW ASHLEY ST
LAKE CITY, FL 32055

**2027**

**31-3S-17-06103-000**

## BUILDING CHARACTERISTICS

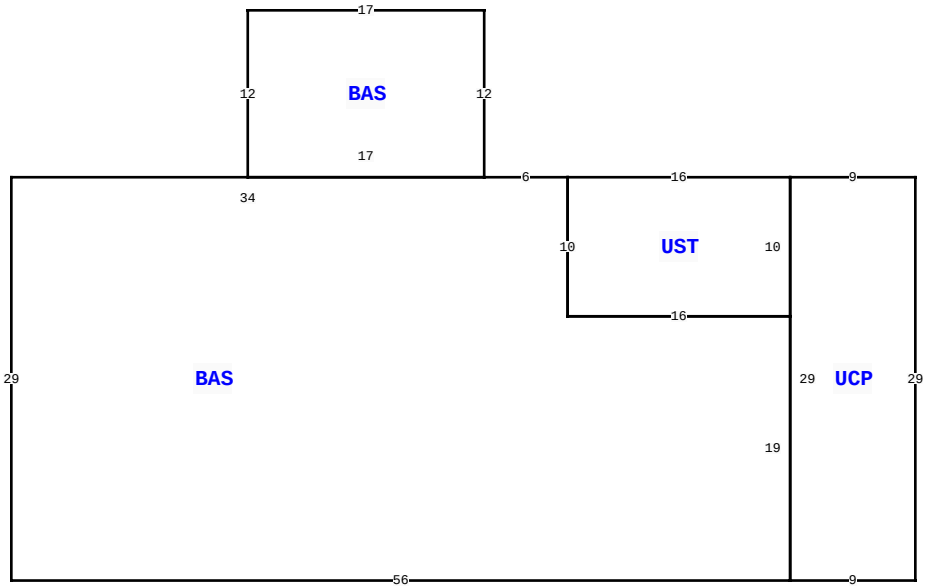
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 31317.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 204 | 100 | | 204 | 18,155 |
| BAS | 1,464 | 100 | | 1,464 | 130,283 |
| UCP | 261 | 20 | | 52 | 4,627 |
| UST | 160 | 45 | | 72 | 6,408 |
| TOTALS | 2,089 | | | 1,792 | 159,473 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,792 | 124.4600 | 136.91 | 245,343 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1668 HX Base Yr 2024




1142 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 159,473 |
| TOTAL MARKET OB/XF VALUE | | 1,500 |
| TOTAL LAND VALUE - MARKET | | 16,100 |
| TOTAL MARKET VALUE | | 177,073 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 177,073 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 125,662 |
| TOTAL JUST VALUE | | 177,073 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 179,973 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1493/1939 | 6/22/2023 | WD | Q | I | 01 | 163,500 |
| GRANTOR: THOMAS CHARLES ROBERT | | | | | | |
| GRANTEE: COTHRON FELISHA | | | | | | |
| 1365/1897 | 7/30/2018 | WD | U | I | 16 | 35,000 |
| GRANTOR: JAMES E GRUELL | | | | | | |
| GRANTEE: CHARLES ROBERT & BA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W6 BAS= N12 W17 S12 E17$ W 34 S29 E56 UCP= E9 N29 W9S29$ N19 UST= N10 W16 S10 E16$ W16 N10$.

## LAND DESCRIPTION

TOTAL OB/XF 1,500

| 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-3 | 0.00 | 0.00 | 10,733.58 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 16,100 | | | | | | | |

REVIEW DATE 08/08/2023 BY ME Total Acres: 0.25 Total Land Value: 16,100 Market: 0 Agricultural: 0 Common: 16,100 PRINTED 11/17/2026 BY SYS