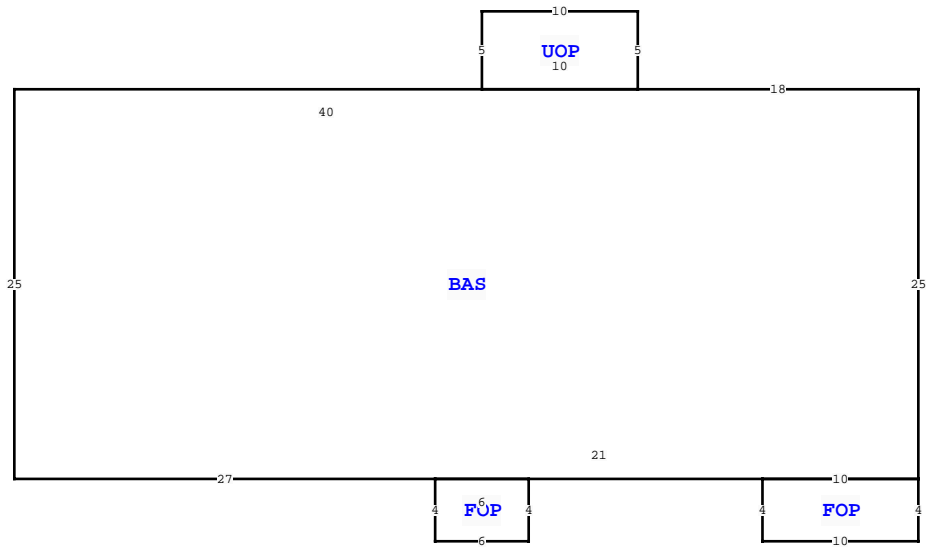


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	15 CONC BLOCK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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	1,450	100		1,450	122,271
FOP	24	30		7	590
FOP	40	30		12	1,012
UOP	50	20		10	843
TOTALS	1,564			1,479	124,716

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,479	115.8300	129.73	191,871	1959	1959	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1450 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			124,716
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			16,181
TOTAL MARKET VALUE			141,397
SOH/AGL Deduction			0
ASSESSED VALUE			141,397
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			141,397
TOTAL JUST VALUE			141,397
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,705
SALE: 3:1: ASSUMED TWO MORTGAGES			
SALE: 2:1: ASSUMED TWO MORTGAGES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
0694		5,600	08/18/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/402	3/03/2026	WD Q	Q	I	01	194,000
GRANTOR: LAKE CITY PROPERTY DE						
GRANTEE: THOMAS HEATHER BREA						
1544/209	6/03/2025	WD U	I	I	37	75,000
GRANTOR: DICKENS DAVID						
GRANTEE: LAKE CITY PROPERTY						

EXTRA FEATURES																
L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

TOTAL OB/XF												
500												
1126 NW ASHLEY ST, LAKE CITY												
BLD DATE		LGL DATE		05/12/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W18 UOP= N5 W10 S5 E10\$W40 S25 E27 FOP= S4 E6 N4 W6\$E21 FOP= S4 E10 N4 W10\$ E10 N25\$.												

LAND DESCRIPTION																								
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	0100	C	SFR	0		*RSF-3	0.00	0.00	10,787.23	SF		1.00	1.00	1.00	1.50	1.50	16,181							