

W1/2 OF THE FOLLOWING:
 COMM AT SE COR OF SW1/4 OF
 SW1/4, RUN W 427 FT TO POB,

JOHNSON ASHLEY RANDALL JR
 211 SE KERCE GLN
 LULU, FL 32061-7580

2026

33-4S-18-10533-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		89,040

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2005	Heated Area: 1512			HX Base Yr 2005			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
AG DATE											
										04/29/2025	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,040
TOTAL MARKET OB/XF VALUE			11,500
TOTAL LAND VALUE - MARKET			9,350
TOTAL MARKET VALUE			109,890
SOH/AGL Deduction			51,146
ASSESSED VALUE			58,744
TOTAL EXEMPTION VALUE	HX HB		33,744
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			109,890
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053315	Roof Replacement	9,725	06/04/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/2662	4/19/2004	WD	Q	V	06	100

GRANTOR: MARY JEANETTE GUNTNER
 GRANTEE: ASHLEY RANDALL JOHN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	0.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2005	2005	3	100	800	
5	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	800	
7	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION										TOTAL OB/XF														
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	9,350							