COMM SE COR OF NW1/4 OF SE1/4,
RUN N 939.16 FT FOR POB, RUN W
634.50 FT, N 210 FT, E 629.60

JCSPA LLC
P O BOX 621171
OVIEDO, FL 32762-1171

2026

34-2S-16-01857-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

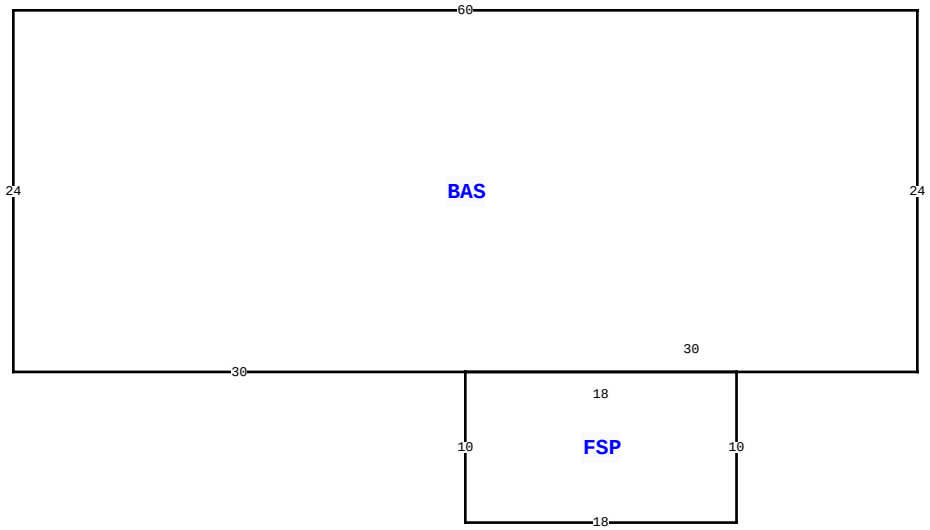
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	23,708
FSP	180	40		72	1,186
TOTALS	1,620			1,512	24,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	65.3400	41.16	62,234	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1440 HX Base Yr



197 NW OUR GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,894
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	61,894
SOH/AGL Deduction	11,040
ASSESSED VALUE	50,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,854
TOTAL JUST VALUE	61,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,208

XFOB:1:1: DELWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1402/1695	12/30/2019	QC	U	V	11	100
GRANTOR: JOHN F ASENDORF & SHI						
GRANTEE: JCSPA LLC						
1319/0960	7/28/2016	TD	U	I	18	15,200
GRANTOR: CLERK OF COURT (BYRDE						
GRANTEE: JOHN J ASENDORF & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E30 FSP= S10 E18 N10 W18$ E30 N24$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/12/2026 BY SYS