COMM SE COR OF S1/2 OF NE1/4
OF NE1/4 OF SW1/4, RUN W
318.69 FT FOR POB, CONT W

KENNEDY SHANE JOSEPH
809 NW ASH DR
LAKE CITY, FL 32055

2025

21-3S-16-02215-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

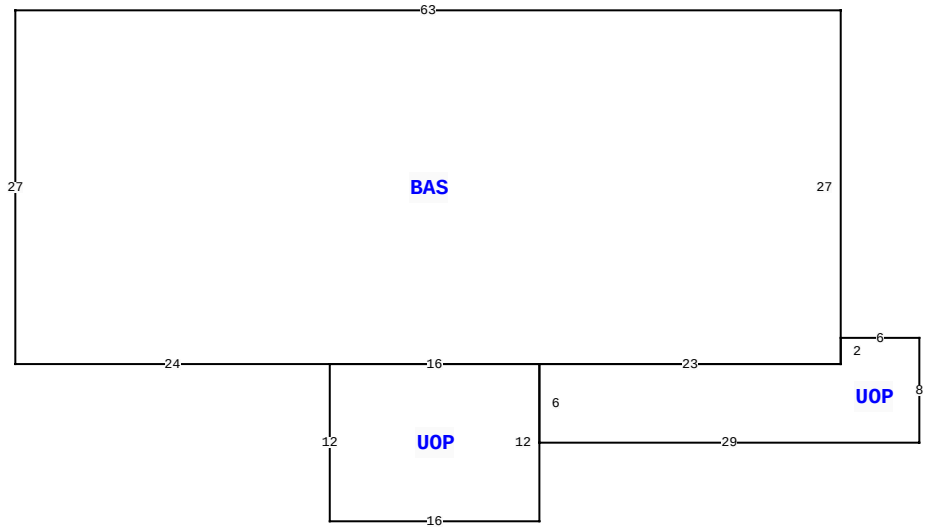
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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 01
NEIGHBORHOOD/LOC	21316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100		1,701	48,132
UOP	186	25		46	1,302
UOP	192	25		48	1,358
TOTALS	2,079			1,795	50,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,795	117.9000	70.74	126,978	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME – 100% - 1996 Heated Area: 1701 HX Base Yr 1996



809 NW ASH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		50,791
TOTAL MARKET OB/XF VALUE		14,050
TOTAL LAND VALUE - MARKET		16,350
TOTAL MARKET VALUE		81,191
SOH/AGL Deduction		21,166
ASSESSED VALUE		60,025
TOTAL EXEMPTION VALUE	HX HB	35,025
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		81,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,956

BLDG:2:1: MERI MH

BLDG:1:1: MADRIS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12692	M H	125	06/23/1997
10598	M H	125	12/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1168/0761	9/20/2008	WD	Q	I	01	100

GRANTOR: JOSEPH H & EVELYN KEN

GRANTEE: SHANE JOSEPH KENNED

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 S27 E24 UOP= S12 E16 N12 W16$ E16 UOP= S6 E29 N8 W6 S2 W23$ E23 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	30	18	540.00	UT	2.50	2.50	100	2008	2008	3	100	1,350	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 14,050

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	100		A-1	0.00	0.00	1.09	AC		1.00	1.00	1.00	15,000.00	15,000.00	16,350							

REVIEW DATE 02/09/2023 BY KS Total Acres: 1.09 Total Land Value: 16,350 Market: 0 Agricultural: 0 Common: 16,350 PRINTED 07/16/2025 BY SYS