COMM SE COR OF NE1/4, RUN W 801.
N 30 FT TO N R/W OF TROY RD FOR
N 212.30 FT, W 205.24 FT, S 212.

BOSSARD CONNY E
122 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

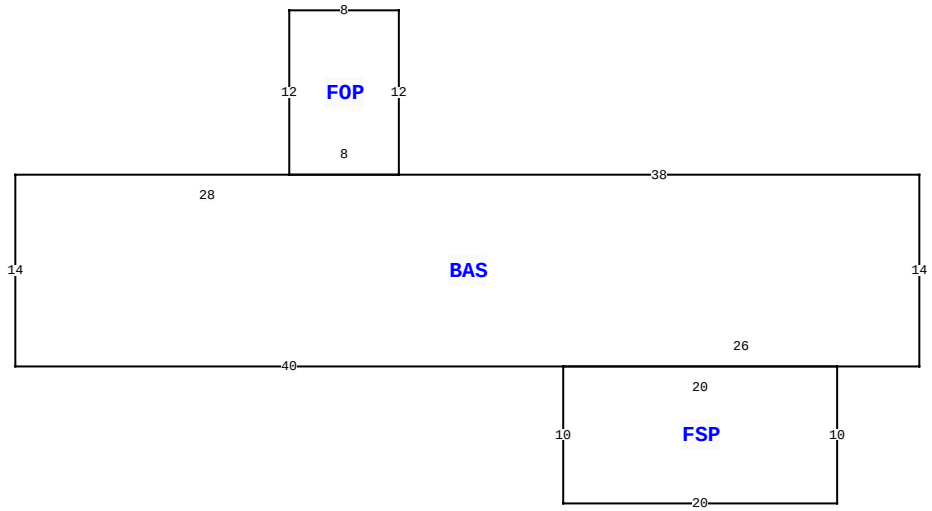
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	03	BELOW AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	9416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,748
FOP	96	35		34	911
FSP	200	40		80	2,143
TOTALS	1,220			1,038	27,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,038	111.6000	66.96	69,504	1986	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 924 HX Base Yr 2009



122 SW LYNNWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		27,802
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		49,102
SOH/AGL Deduction		19,416
ASSESSED VALUE		29,686
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,686
TOTAL JUST VALUE		49,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,102

XFOB:1:1: CYPR MH

SALE:1:1: 1 ACRE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051600	Roof Replacement	9,000	11/22/2024
37681	M H	375	01/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1834	4/02/2024	LE	U	I	14	100
GRANTOR: BOSSARD CONNY E AKA C						
GRANTEE: LLOYD RAPH J (RMDR)						
1114/0134	3/19/2007	WD	Q	I		65,000
GRANTOR: HOYE						
GRANTEE: CONNY E BOSSARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FOP= N12 W8 S12 E8$W28 S14 E40 FSP= S10 E20 N10 W20$ E26 N14$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 01/31/2024 BY KS Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/18/2025 BY SYS