COMM SE COR OF NE1/4, RUN W 536.
N 30 FT TO N R/W LINE OF TROY RD
CONT N 212.28 FT, W 205.98 FT, S

KAMAN PATRICIA A
123 SW LYNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

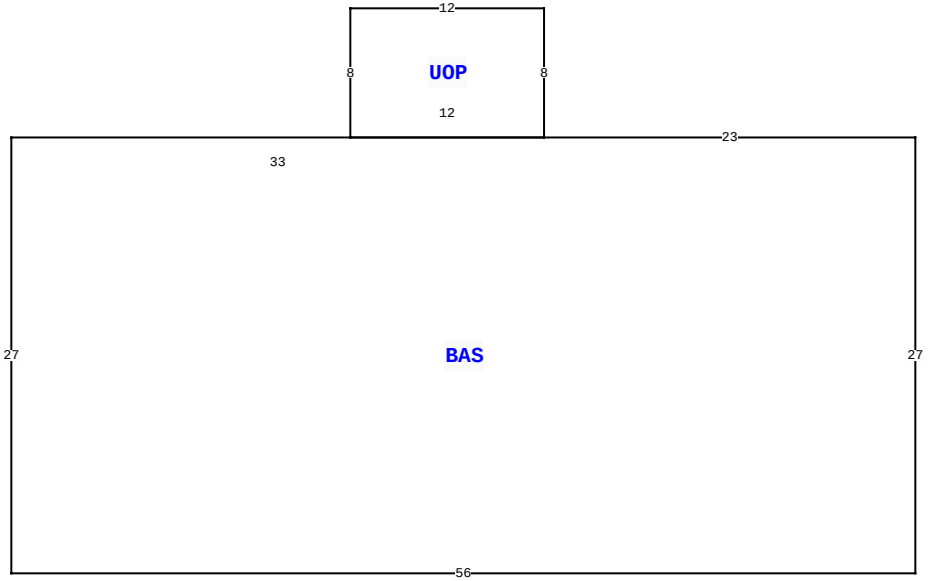
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,512	100		1,512	42,784
UOP	96	25		24	679
TOTALS	1,608			1,536	43,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	117.9000	70.74	108,657	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1512 HX Base Yr 2015



123 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		43,463
TOTAL MARKET OB/XF VALUE		8,920
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		63,383
SOH/AGL Deduction		22,456
ASSESSED VALUE		40,927
TOTAL EXEMPTION VALUE	HX HB VX	30,000
BASE TAXABLE VALUE		10,927
TOTAL JUST VALUE		63,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,383

SALE:2:1: GRANTEE IS SON
SALE:1:1: GRANTEE IS SON
XFOB:1:1: CLAR/FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36955	MAINT/ALTR	75	07/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/0222	4/11/2018	QC	U	I	11	100
GRANTOR: JAMES M KONDRACH						
GRANTEE: PATRICIA A KAMAN						
1260/1145	8/22/2013	WD	U	I	11	100
GRANTOR: JOYCE A KAMAN						
GRANTEE: PATRICIA A KAMAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N8 W12 S8 E12$ W33 S27 E56 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	0294	SHED WOOD/	0	100	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	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	12	14	168.00	UT	5.00	5.00	50	1994	1994	3	50	420	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,920

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 01/25/2024 BY JB Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/18/2025 BY SYS