COMM SE COR OF NE1/4, RUN W 331
TO N R/W TROY RD FOR POB, CONT N
W 205.25 FT, S 424.58 FT TO N R/

BANNICK RICHARD A/BANNICK SANDRA J
1317 SW TROY ST
LAKE CITY, FL 32024

2026

09-4S-16-02818-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

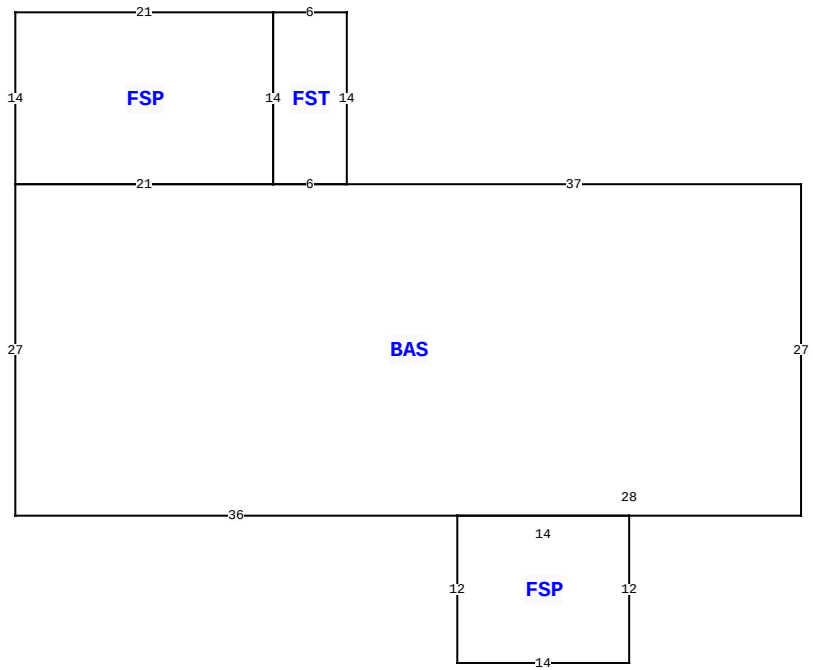
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,728	100		1,728	116,747
FSP	168	40		67	4,527
FSP	294	40		118	7,972
FST	84	55		46	3,108
TOTALS	2,274			1,959	132,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,959	130.6800	122.84	240,644	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1728 HX Base Yr 2021



1317 SW TROY ST, 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		132,354
TOTAL MARKET OB/XF VALUE		15,900
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		170,254
SOH/AGL Deduction		55,405
ASSESSED VALUE		114,849
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		14,127
TOTAL JUST VALUE		170,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,254

XFOB:1:1: HOMES OF MERIT MH

SALE:1:1: 2 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/312	12/23/2020	WD	Q	I	01	150,000
GRANTOR: LAPPIN HURBERT M						
GRANTEE: BANNICK RICHARD A						
1415/0392	7/06/2020	WD	Q	I	01	110,000
GRANTOR: JOSEPH ALAN FRIDLEY						
GRANTEE: HUBERT M LAPPIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FST= N14 W6 S14 E6$W6 FSP= N14 W21 S14 E21$ W21 S27 E36 FSP= S12 E14 N12 W14$ E28 N27$. N27$ PTR= N30 FST= N8 W1 2 S8 E12$ S30$.

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	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	6,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 15,900

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	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE 01/25/2024 BY KS Total Acres: 2.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 10/01/2025 BY SYS