

LOT 3 BLK A TROY HEIGHTS S/D.
839-2236, PB, 1057-2286, PB 1123

LONGO FRANCESCA A/GODOI SILVANO
226 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-103



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 50
Interior Floo	15	HARDTILE 50
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	0200MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	9416.0100 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	114,093
UOP	144	25		36	2,716

TOTALS	1,656			1,548	116,810
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0070	CARPORT UF	0	0	18	25	450.00	UT	2.50
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/M	81.00	205.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,548	123.5000	116.09	179,707	1996	2010	0	0	35.00	65.00

1 MANUF 1 0% - 2025

Heated Area: 1512

HX Base Yr

27

56

27

23

33

18

18

8

8

BAS

UOP

226 SW LYNNWOOD AVE, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	50	2007	2007	3	50	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	18	25	450.00	UT	2.50	2.50	100	2007	2007	3	100	1,125	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,400	

TOTAL OB/XF													12,725		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF/M	81.00	205.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00					

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 3										Tax Dist:	
BUILDING MARKET VALUE										116,810	
TOTAL MARKET OB/XF VALUE										12,725	
TOTAL LAND VALUE - MARKET										18,500	
TOTAL MARKET VALUE										148,035	
SOH/AGL Deduction										0	
ASSESSED VALUE										148,035	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										148,035	
TOTAL JUST VALUE										148,035	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										153,426	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048898	Roof Replacement	10,170	12/21/2023
12128	M H	125	02/10/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1511/131	3/11/2024	WD	Q	I	01	185,000	
GRANTOR: MCARTHUR PATRICIA J							
GRANTEE: LONGO FRANCESCA A							
1123/0879	6/22/2007	WD	Q	I		65,000	
GRANTOR: ANDREA REVELL-PR ESTA							
GRANTEE: PATRICIA J MCARTHUR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W56 S27 E23 UOP= S8 E18 N8 W18\$ E33 N27\$.									