

LOT 4 BLK A TROY HEIGHTS S/D.
841-2168, CT 993-1749, 997-873,

BAILEY DOROTHY H LIVING TRUST DATED MARCH 16, 2023
234 SW SCOTT PLACE
LAKE CITY, FL 32024

2025

09-4S-16-02818-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		04	04
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC		9416.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	128	25	
TOTALS	1,640		
		1,544	40,799

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0120	CLFENCE 4	0	0	0	0	230.00	UT	4.50	4.50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,544	110.1050	66.06	101,997	1997	1997	0	0	60.00	40.00
1 MOBILE HME - 0% - 2024											
Heated Area: 1512 HX Base Yr											
262 SW LYNNWOOD AVE, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

TOTAL OB/XF											
9,285											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 3							Tax Dist:					
BUILDING MARKET VALUE							40,799					
TOTAL MARKET OB/XF VALUE							9,285					
TOTAL LAND VALUE - MARKET							18,500					
TOTAL MARKET VALUE							68,584					
SOH/AGL Deduction							2,021					
ASSESSED VALUE							66,563					
TOTAL EXEMPTION VALUE							0					
BASE TAXABLE VALUE							66,563					
TOTAL JUST VALUE							68,584					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							60,512					
LAND:1:1: 0.85 AC.												