LOT 11 BLK A TROY HEIGHTS S/D.

832-2241, WD 1053-1286, WD 1068-

ROSEMEYER CRIS
175 SW BESSIE GLN
LAKE CITY, FL 32024

2026

09-4S-16-02818-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

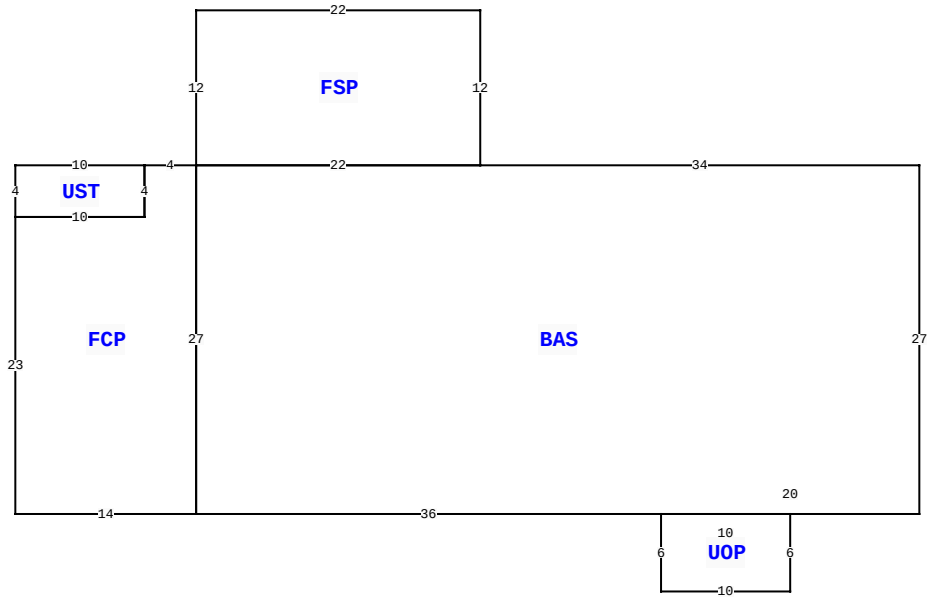
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	9416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,166
FCP	338	25		84	5,121
FSP	264	40		106	6,461
UOP	60	25		15	914
UST	40	45		18	1,097
TOTALS	2,214			1,735	105,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,735	117.9000	110.83	192,290	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1512 HX Base Yr 2022



175 SW BESSIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,760
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		125,460
SOH/AGL Deduction		65,870
ASSESSED VALUE		59,590
TOTAL EXEMPTION VALUE	HX HB	34,590
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23840	M H	500	11/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/1341	4/30/2021	WD	Q	I	01	96,000
GRANTOR: LORANDEAU MARY COLLEE						
GRANTEE: ROSEMEYER CRIS						
1068/1459	12/15/2005	WD	Q	V		23,900
GRANTOR: ROYALS MOBILE HOME SA						
GRANTEE: MARY A PLUNKETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FSP= N12 W22 S12 E22$ W22 FCP= W4 UST= W10 S4 E10 N4$ S4 W10 S23 E14 N27$ S27 E36 UOP= S6 E10 N6 W10$ E20 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	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 1,200

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		RSF/MH	121.00	190.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/31/2024 BY KS Total Acres: 0.53 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS