LOT 12 BLK A TROY HEIGHTS S/D.
ORB 763-280, DC 890-1760, WD 122

LAKE CITY LAWN CARE LLC
134 SW VELVET GLN
LAKE CITY, FL 32024

2026

09-4S-16-02818-112

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 100
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

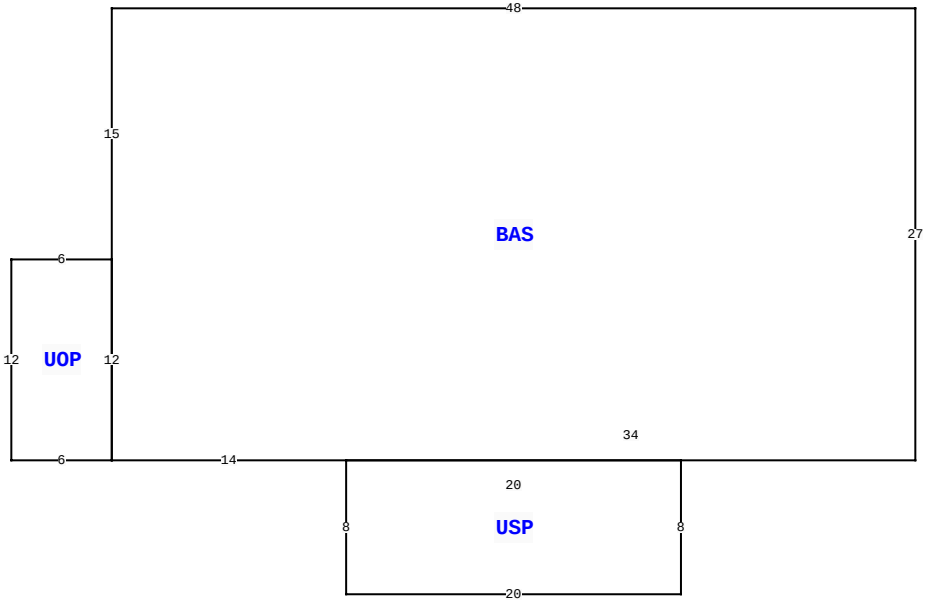
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 9416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	87,710
UOP	72	25		18	1,218
USP	160	35		56	3,790
TOTALS	1,528			1,370	92,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,370	130.9000	123.05	168,578	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1296 HX Base Yr



153 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	92,718
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	119,018
SOH/AGL Deduction	20,099
ASSESSED VALUE	98,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,919
TOTAL JUST VALUE	119,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,018

XFOB:1:1: 1993 HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/2704	8/10/2020	WD	Q	I	01	85,000
GRANTOR: PHILIP G & DONNA J TA						
GRANTEE: LAKE CITY LAWN CARE						
1302/2132	10/15/2015	WD	Q	I	01	37,000
GRANTOR: MARY E HODGES						
GRANTEE: PHILIP G & DONNA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S15 UOP= W6 S12 E6 N12$ S12 E14 USP= S8 E20 N8 W20$ E34 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	0	12	16	1.00	UT	0.00	0.00	100	1994	1994	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0		RSF/MH	115.00	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: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS