LOT 13 BLOCK A TROY HEIGHTS.

781-578, 832-2585, 840-1777, 865

WHITE LORETTA
123 SW BESSIE GLN
LAKE CITY, FL 32025

2026

09-4S-16-02818-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

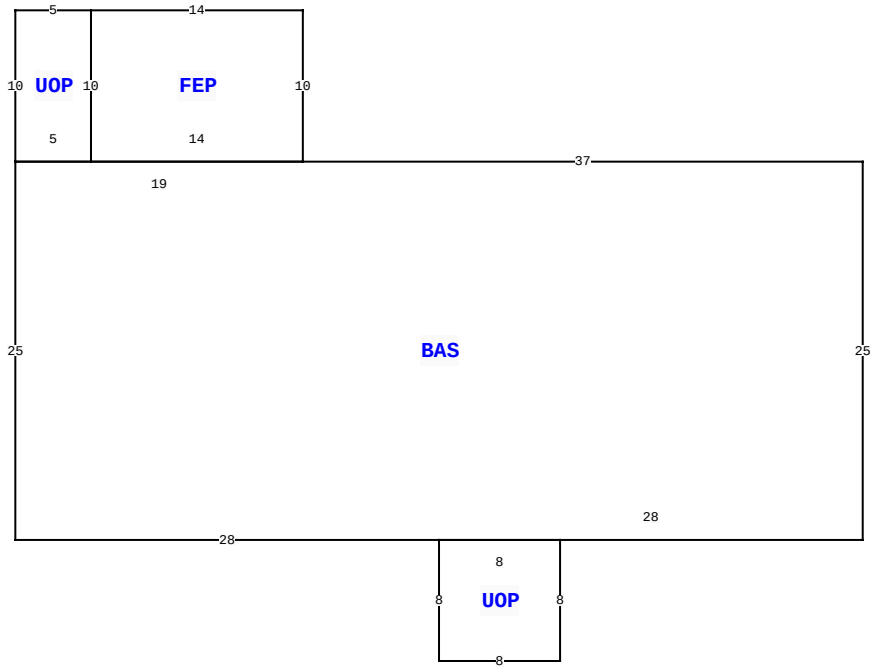
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,400	100		1,400	39,950
FEP	140	85		119	3,396
UOP	50	25		12	342
UOP	64	25		16	456
TOTALS	1,654			1,547	44,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,547	118.9000	71.34	110,363	1994	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1400 HX Base Yr



123 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	44,145
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	70,245
SOH/AGL Deduction	122
ASSESSED VALUE	70,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,123
TOTAL JUST VALUE	70,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,245

XFOB:1:1: 1994 SPRINGWOOD/NOBILITY MH

LAND:1:1: .50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7887	M H	100	12/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/1940	4/27/2017	WD	Q	I	01	57,000
GRANTOR: WILLIAM P & LINDA G W						
GRANTEE: LORETTA WHITE						
1308/1789	11/25/2015	WD	Q	I	01	42,000
GRANTOR: ANNE AUSTIN						
GRANTEE: WILLIAM P & LINDA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FEP= N10 W14 UOP= W5 S10 E5 N10$ S10 E14 $ W19 S25 E28 UOP= S8 E8N8 W8$ E28 N25$.

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	12	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	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 7,600

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		00	0.00	0.00	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