LOT 2 BLOCK B TROY HEIGHTS S/D

ORB 771-2136, 800-79, WD 1104-99

BAHR DEBRA D
303 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

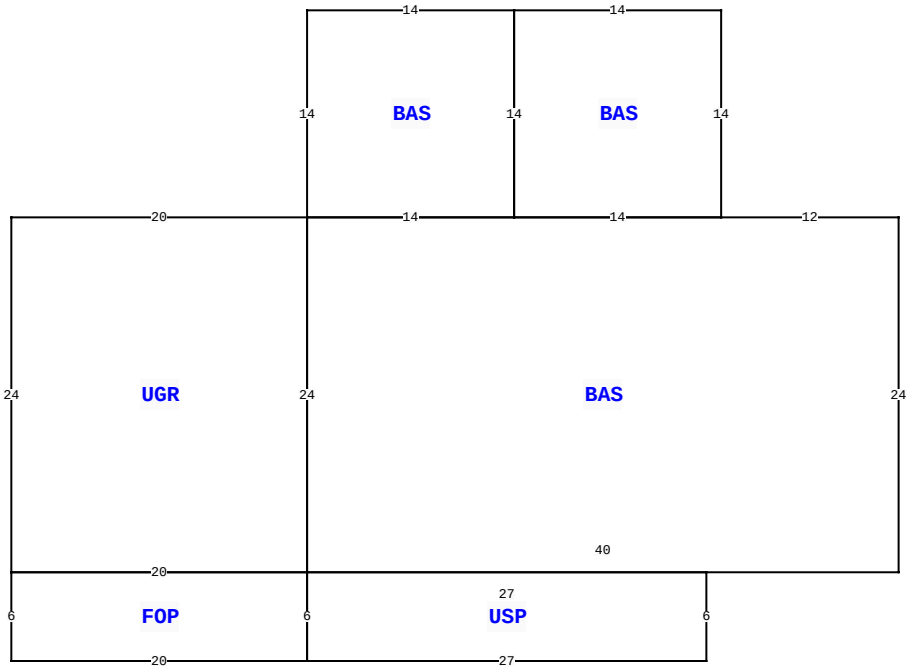
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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	196	100		196	5,640
BAS	196	100		196	5,640
BAS	960	100		960	27,625
FOP	120	35		42	1,208
UGR	480	45		216	6,216
USP	162	35		57	1,640
TOTALS	2,114			1,667	47,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,667	119.9000	71.94	119,924	1992	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 1352 HX Base Yr 2017



303 SW LYNNWOOD AVE, 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		47,970
TOTAL MARKET OB/XF VALUE		9,647
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		76,117
SOH/AGL Deduction		30,321
ASSESSED VALUE		45,796
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,796
TOTAL JUST VALUE		76,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,117

LAND:1:1: 0.51 AC.

XFOB:3:1: FLEETWOOD MH

PRMT:1:1: 24X44

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6910	M H	60	03/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0047	11/18/2016	TR	Q	I	01	60,000
GRANTOR: CYNTHIA B BRADY & HAR						
GRANTEE: DEBRA D BAHR						
1286/2032	12/08/2014	WD	U	I	11	100
GRANTOR: HAROLD L & CYNTHIA B						
GRANTEE: CYNTHIA B BRADY & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N14 W14 S14 E14$ W14 BAS= N14 W14 S14 E14$ W14 UGR= W20 S24 E20 N24$ S24 FOP= W20 S6 E20 N6$ USP= S6 E27 N6 W27$ E40 N24$.

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	0296	SHED METAL	0	100	14	16	224.00	UT	4.05	4.05	100	0	0	3	100	907	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	320.00	UT	4.50	4.50	100	1993	1993	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 9,647

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	115.00	195.00	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: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS