LOT 3 BLK B TROY HEIGHTS S/D.
ORB 783-2051, 887-690, DC 1271-1

HOXIE MARLA RENEE
327 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

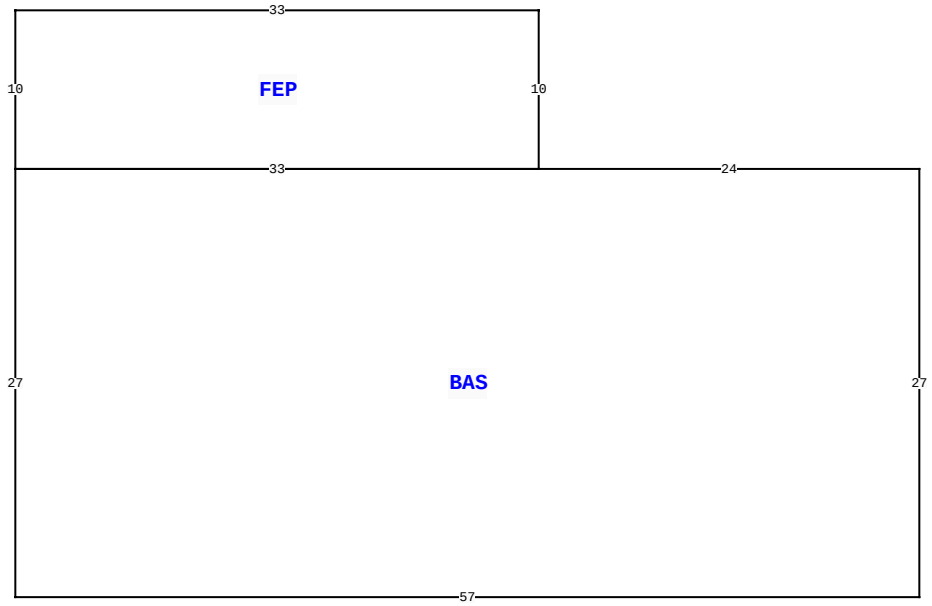
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,539	100		1,539	42,070
FEP	330	85		280	7,654
TOTALS	1,869			1,819	49,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,819	113.9000	68.34	124,310	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1539 HX Base Yr



327 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	49,724
TOTAL MARKET OB/XF VALUE	15,268
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	83,492
SOH/AGL Deduction	3,261
ASSESSED VALUE	80,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,231
TOTAL JUST VALUE	83,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7925	M H	100	12/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/1726	2/19/2015	PR	U	I	16	22,000
GRANTOR: ALBERT JOSEPH NOWAK (						
GRANTEE: MARLA RENEE HOXIE						
1289/1724	2/19/2015	PR	U	I	16	22,000
GRANTOR: ALBERT JOSEPH NOWAK (						
GRANTEE: MARLA RENEE HOXIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N10 W33 S10 E33$ W33 S27 E57 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	0260	PAVEMENT-A	0	0	0	0	290.00	UT	0.90	0.90	100	0	0	3	100	261	
2	0294	SHED WOOD/	0	0	11	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0260	PAVEMENT-A	0	0	22	24	528.00	UT	1.10	1.10	70	1994	1994	3	70	407	
6	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 15,268

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	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