LOT 4 BLK B TROY HEIGHTS S/D.
791-2339, 920-2157, 970-1516, DC

SWEREDOSKI DENNIS RICHARD II/FRENCH MELISSA LEE
347 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

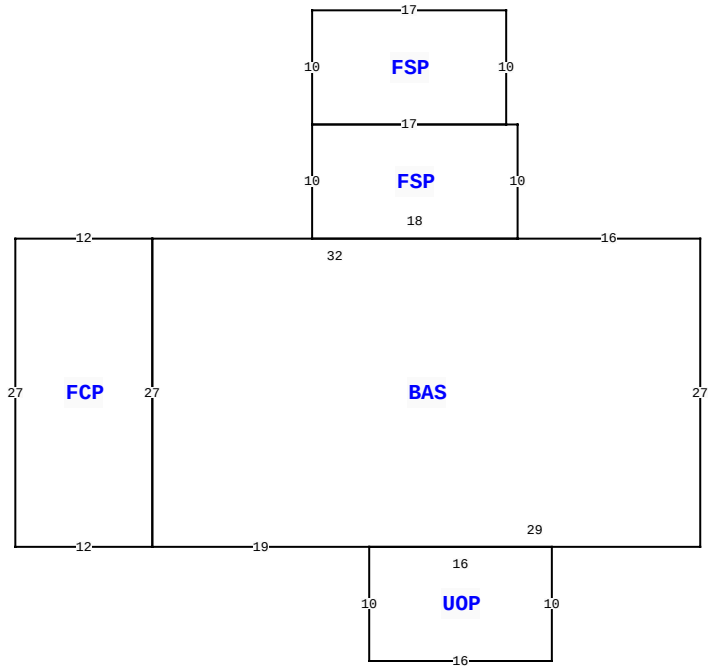
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,296	100		1,296	94,231
FCP	324	25		81	5,890
FSP	170	40		68	4,944
FSP	180	40		72	5,235
UOP	160	25		40	2,908
TOTALS	2,130			1,557	113,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,557	119.0000	111.86	174,166	1995	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2024 Heated Area: 1296 HX Base Yr 2024



347 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		113,208
TOTAL MARKET OB/XF VALUE		11,288
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		142,996
SOH/AGL Deduction		0
ASSESSED VALUE		142,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,274
TOTAL JUST VALUE		142,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,221

SALE:1:1: SALE FOR VACANT PROP, ASSESSED FOR IMP

LAND:1:1: 0.51 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8697	M H	125	08/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/968	12/15/2023	WD	Q	I	01	180,000
GRANTOR: MURPHY MEGIN						
GRANTEE: SWEREDOSKI DENNIS R						
1414/1042	6/30/2020	WD	U	I	30	98,000
GRANTOR: LISA R POTTS						
GRANTEE: MEGIN & JOSHUA ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N10 W1 FSP= N10 W17 S10 E17$ W17 S10 E18$ W32
FCP= W12 S27 E12 N27$ S27 E19 UOP= S10 E16 N10 W16$E29 N27$.

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	0166	CONC,PAVMT	0	100	12	86	1,032.00	UT	1.50	1.50	100	0	0	3	100	1,548	
2	0296	SHED METAL	0	100	10	12	120.00	UT	12.00	12.00	100	2007	2007	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,288

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