LOT 6 BLOCK B TROY HEIGHTS

780-465, 932-1221, WD 994-1457,

MERCER KATHERINE
267 SW KAMAN DR
LAKE CITY, FL 32024

2026

09-4S-16-02818-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

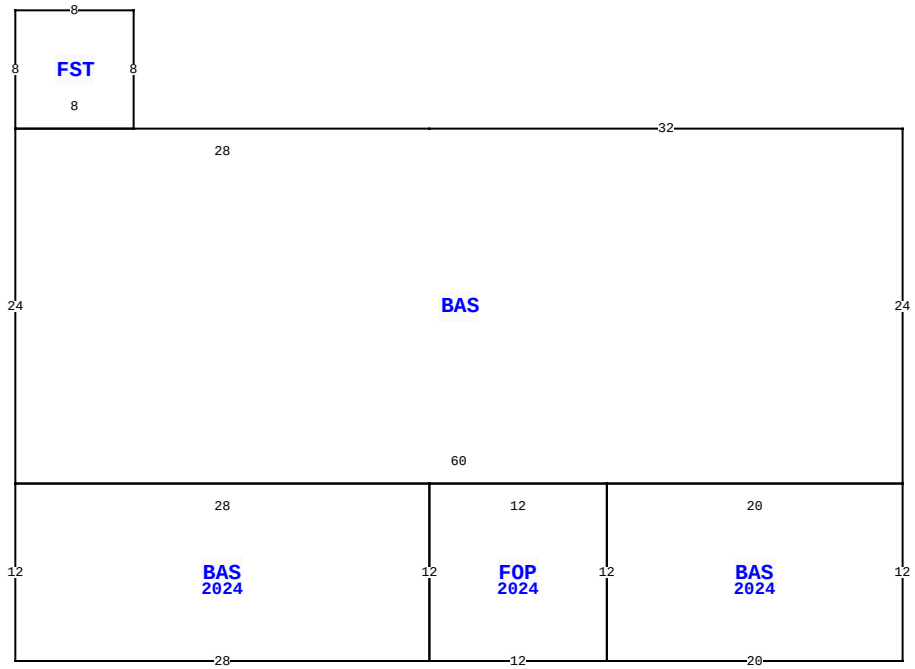
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	38,362
BAS	240	100	2024	240	6,394
BAS	336	100	2024	336	8,951
FOP	144	35	2024	50	1,332
FST	64	55		35	932
TOTALS	2,224			2,101	55,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,101	111.0000	66.60	139,927	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 2016 HX Base Yr 2020



267 SW KAMAN DR, 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		55,971
TOTAL MARKET OB/XF VALUE		15,576
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		90,047
SOH/AGL Deduction		37,264
ASSESSED VALUE		52,783
TOTAL EXEMPTION VALUE	HX HB	27,783
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		90,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,047

XFOB:1:1: CHAD MH

SALE:1:1: LOT 6 BLK B TROY HEIGHTS .51 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047874	Roof Replacement	5,000	08/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/1073	5/08/2019	QC	U	I	11	19,000

GRANTOR: TAMI FALLS

GRANTEE: KATHERINE MERCER

1354/0246	2/22/2018	QC	U	I	11	100

GRANTOR: BRADLEY ALAN MEEKS

GRANTEE: TAMI RENEE MEEKS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 W28 S24 E60 N24 $
BAS=[YR=2024;ORIG=-60,24] E28 S12 W28 N12 $
BAS=[YR=2024;ORIG=-20,24] E20 S12 W20 N12 $
FOP=[YR=2024;ORIG=-32,24] E12 S12 W12 N12 $
FST=[ORIG=-52,0] N8 W8 S8 E8 $
.

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	100	8	16	128.00	UT	7.50	7.50	50	1993	1993	3	50	480	
2	0060	CARPORT F	0	100	20	28	560.00	UT	5.00	5.00	50	1993	1993	3	50	1,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	18	24	252.00	UT	2.00	2.00	70	1993	1993	3	70	353	
5	0210	GARAGE U	0	100	18	24	432.00	UT	18.00	18.00	70	1993	1993	3	70	5,443	
6	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 15,576

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