

LOT 7 BLK B TROY HEIGHTS S/D.
781-721, 837-349, DC 1208-655, W

BOSSARDT JASON BRUCE
247 SW KAMAN DR
LAKE CITY, FL 32024

2026

09-4S-16-02818-127



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 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		06

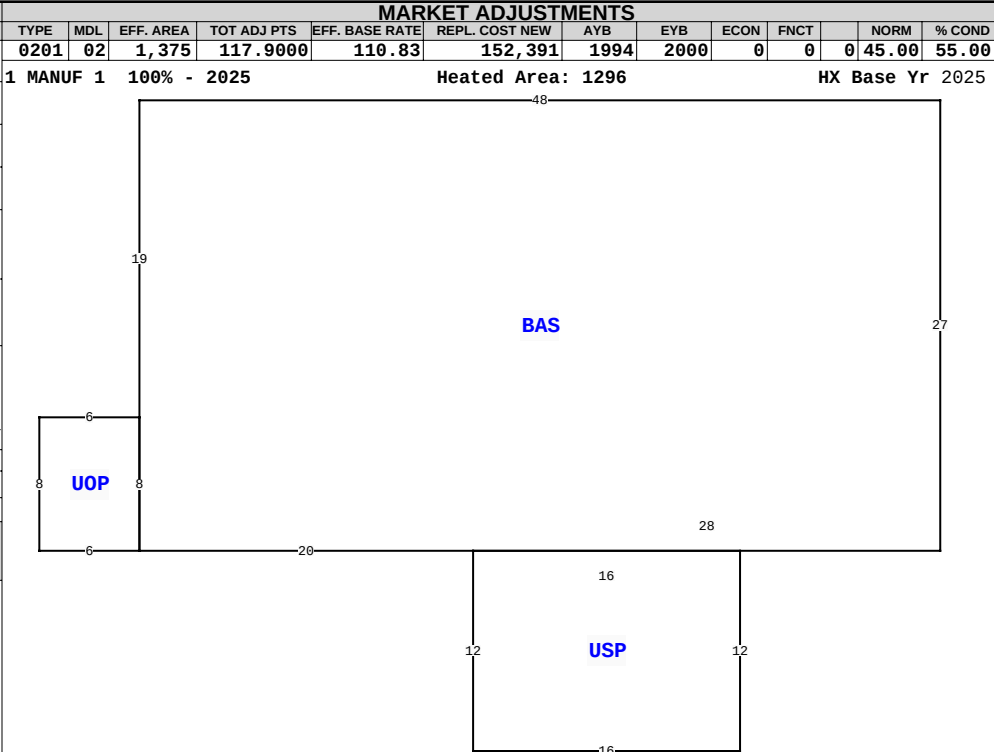
NEIGHBORHOOD/LOC	9416.0100	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	79,000
UOP	48	25		12	732
USP	192	35		67	4,084

TOTALS	1,536			1,375	83,815
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		RSF/M	15.00	195.00	1.00	LT	



247 SW KAMAN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
100	1994	1994	3	100	300
100	1994	1994	3	100	1,440
100			3	100	7,000
100	2014	2014	3	100	50

TOTAL OB/XF											
8,790											

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						83,815						
TOTAL MARKET OB/XF VALUE						8,790						
TOTAL LAND VALUE - MARKET						18,500						
TOTAL MARKET VALUE						111,105						
SOH/AGL Deduction						0						
ASSESSED VALUE						111,105						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						60,383						
TOTAL JUST VALUE						111,105						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						111,105						
PRCL:0:1: 1/22/19: THERSA STANLEY FILED HX FOR 201												
SALE:2:1: SALE FOR VACANT PROP, ASSESSED FOR IMPR												
LAND:1:1: 0.51 AC. ACCESS												
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
8507				M H				125		06/17/1994		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	R S N C D	SALE PRICE				
1506/2181		1/19/2024		LE	U	I	14			100		
GRANTOR: GARR JONI												
GRANTEE: BOSSARDT JASON BRUC												
1376/0673		1/14/2019		LE	U	I	14			100		
GRANTOR: THERSA STANLEY (ENH L												
GRANTEE: JONI S GARR & JASON												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W48 S19 U0P= W6 S8 E6 N8\$ S8 E20 USP= S12 E16 N12 W16\$ E28 N27\$.												