LOT 8 BLK B TROY HEIGHTS S/D.
780-1655, WD 1451-258,

JTSR INC
225 SW KAMAN DR
LAKE CITY, FL 32024

2026

09-4S-16-02818-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

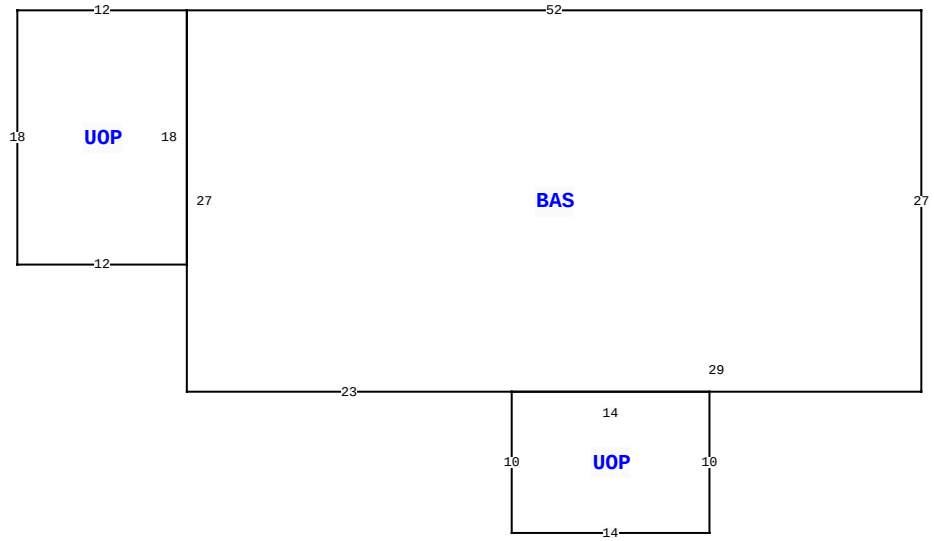
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,404	100		1,404	101,143
UOP	140	25		35	2,521
UOP	216	25		54	3,890
TOTALS	1,760			1,493	107,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,493	117.9000	110.83	165,469	1993	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2022 Heated Area: 1404 HX Base Yr



225 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	107,555
TOTAL MARKET OB/XF VALUE	8,150
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	134,205
SOH/AGL Deduction	0
ASSESSED VALUE	134,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,205
TOTAL JUST VALUE	134,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,169

LAND:1:1: .51 AC ACCESS

BLDG:1:1: 1994 MERIT MH

SALE:1:1: LOT 8 BLK B TROY HEIGHTS .51 AC

XFOB:1:1: 1994 MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36917	MAINT/ALTR	75	07/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1451/258	10/22/2021	WD	Q	I	01	120,000
GRANTOR: LEAR JOHN C JR						
GRANTEE: JTSR INC						
0780/1655	9/23/1993	WD	Q	V		6,500
GRANTOR: RUSSELL BAILEY						
GRANTEE: JOHN C LEAR JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 UOP= W12 S18 E12 N18$ S27 E23 UOP= S10 E14 N10 W14$ 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	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
2	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	75	1993	1993	3	75	450	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,150

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	0102	C	SFR/MH	0		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: 0.52 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/12/2025 BY SYS