

LOT 1 BLK C TROY HEIGHTS S/D.
812-2302, 854-2211, 937-1598, 94

JASTRZEMBSKI SHERRI
159 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-131



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 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	0200MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	9416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	45,578
TOTALS	1,728			1,728	45,578

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00
5	0296	SHED METAL	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
1	0200	C	MBL HM	100		RSF/M	12.00	206.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,728	109.9000	65.94	113,944	1990	1990		0	0	60.00	40.00	
1 MOBILE HME 100% - 2019 Heated Area: 1728 HX Base Yr 2019													
27 BAS 6427													
159 SW LYNNWOOD AVE, LAKE CITY													

159 SW LYNNWOOD AVE, LAKE CITY				XF DATE						LAND DATE		04/21/2023	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200				
1.00	UT	0.00	0.00	100	2014	2014	3	100	100				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				
1.00	UT	0.00	0.00	100	2014	2014	3	100	300				
1.00	UT	0.00	0.00	100	2019	2019	3	100	800				

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	3
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE			45,578			
TOTAL MARKET OB/XF VALUE			9,400			
TOTAL LAND VALUE - MARKET			13,875			
TOTAL MARKET VALUE			68,853			
SOH/AGL Deduction			30,629			
ASSESSED VALUE			38,224			
TOTAL EXEMPTION VALUE		HX HB	25,000			
BASE TAXABLE VALUE			13,224			
TOTAL JUST VALUE			68,853			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			68,853			
LAND:1:4: RENTED 2016						
LAND:1:3: MH ON LAND FLOODED IN 2012 UN LIVABLE						
LAND:1:2: LAND FLOODS						
LAND:1:1: 1.01 AC.						
PERMIT NUM		DESCRIPTION		AMT	ISSUED	
000050901	Roof Replacement		11,030	09/24/2024		
10242	M H		125	09/25/1995		
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/2290	6/14/2016	WD	Q	I	01	14,000
GRANTOR: DAN R CESEN						
GRANTEE: SHERRI JASTRZEMBSKI						
1282/1217	9/30/2014	WD	Q	V	01	12,200
GRANTOR: GURU KULI HOLDING CO						
GRANTEE: DAN R CESEN						
BUILDING NOTES						