LOT 3 BLOCK C TROY HEIGHTS
780-982, WD 1159-966, WD 1470-11

CORLISS WILLIAM KEONI
225 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-133

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 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

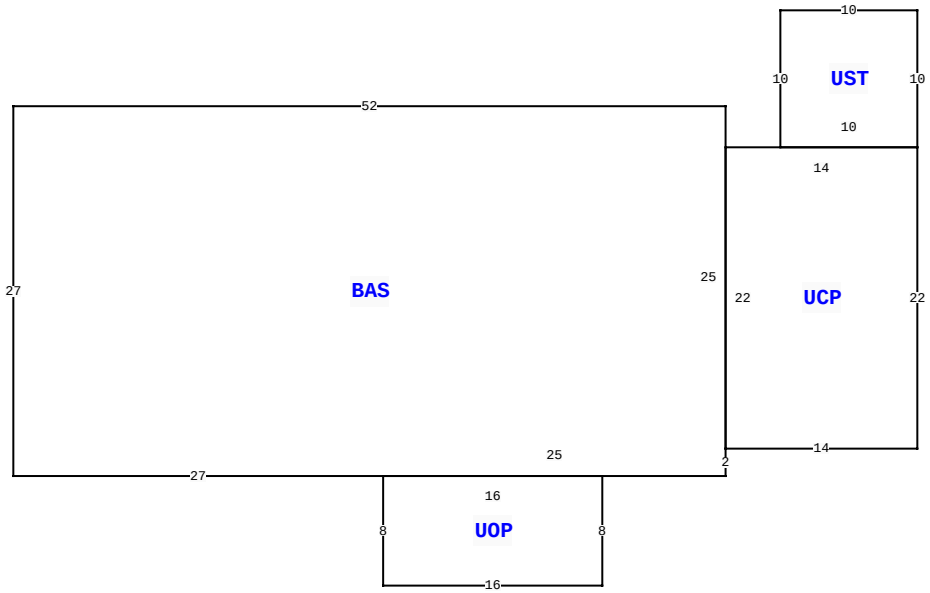
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,927
UCP	308	20		62	3,750
UOP	128	25		32	1,935
UST	100	45		45	2,722
TOTALS	1,940			1,543	93,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,543	117.0000	109.98	169,699	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1404 HX Base Yr



225 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	93,334
TOTAL MARKET OB/XF VALUE	12,914
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	124,748
SOH/AGL Deduction	0
ASSESSED VALUE	124,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,748
TOTAL JUST VALUE	124,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,748

SALE:1:1: LOT 3 BLOCK C TROY HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38693	MAINT/ALTR	0	10/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1470/1137	6/27/2022	WD	Q	I	01	151,000
GRANTOR: WAYMENT MICHELLE						
GRANTEE: CORLISS WILLIAM KEO						
1159/0966	9/26/2008	WD	Q	I		93,500
GRANTOR: C EUGENE BROOKS & FDO						
GRANTEE: MICHELLE & SHANE WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E27 UOP= S8 E16 N8 W16$ E25 N2 UCP= E14 N22 UST= N10 W10 S10 E10$ W14 S22$ N25$.

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	0120	CLFENCE 4	0	0	0	0	820.00	UT	4.50	4.50	60	1993	1993	3	60	2,214	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
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	2019	2019	3	100	400	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 12,914

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	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 01/25/2024 BY KS Total Acres: 0.75 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/12/2025 BY SYS