LOT 6 BLK C TROY HEIGHTS S/D.
831-2331, QC 1113-344, QC 1127-1

BAILEY DOROTHY H LIVING TRUST DATED MARCH 16, 2023
2074 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

09-4S-16-02818-136

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
Quality	04	04

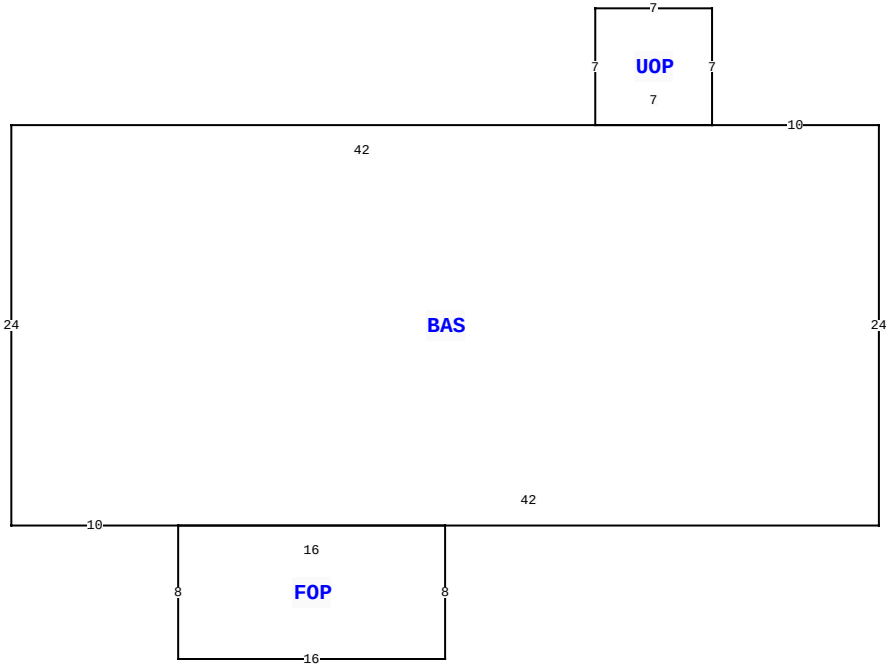
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	33,546
FOP	128	35		45	1,210
UOP	49	25		12	322
TOTALS	1,425			1,305	35,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,305	112.0050	67.20	87,696	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1248 HX Base Yr



166 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	35,078
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	60,978
SOH/AGL Deduction	0
ASSESSED VALUE	60,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,978
TOTAL JUST VALUE	60,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,978

LAND:1:1: 1.11 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11407	M H	125	07/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/33	12/17/2024	TR	U	I	11	100
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BAILEY DOROTHY H LI						
1488/575	3/16/2023	WD	U	I	11	100
GRANTOR: BAILEY DOROTHY H						
GRANTEE: BAILEY DOROTHY H LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N7 W7 S7 E7 $ W42 S24 E10 FOP= S8 E16 N8 W16 $ E42 N24 $.

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	2009	2009	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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		RSF/MH	105.00	321.00	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: 0.77 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS