LOT 10 BLK C TROY HEIGHTS S/D.
ORB 811-0213, 826-397,

LOHAM ANNA M
250 SW KAMAN DR
LAKE CITY, FL 32024-3786

2026

09-4S-16-02818-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

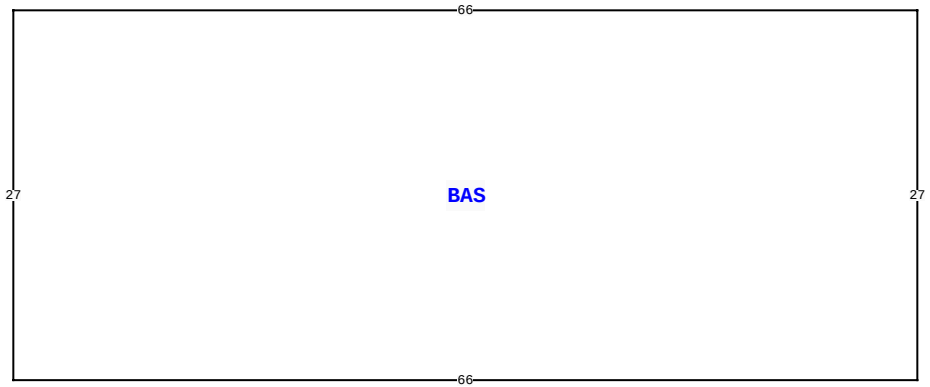
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,782	100		1,782	50,424
TOTALS	1,782			1,782	50,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.9000	70.74	126,059	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1782 HX Base Yr 1996



250 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		50,424
TOTAL MARKET OB/XF VALUE		14,139
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		84,913
SOH/AGL Deduction		29,923
ASSESSED VALUE		54,990
TOTAL EXEMPTION VALUE	HX HB	29,990
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		84,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,913

LAND:1:1: 1.0 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10422	GARAGE	55	11/08/1995
10243	M H	125	09/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/0397	8/06/1996	WD	Q	I	03	38,000
GRANTOR: ROBERT T & ANNA M LOH						
GRANTEE: ANNA M LOHAM						
0811/0213	9/21/1995	WD	Q	V		11,900
GRANTOR: LOID RUSELL & DOROTHY						
GRANTEE: ROBERT T & ANNA M L						

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	0210	GARAGE U	0	100	0	0	1.00	UT	5,000.00	5,000.00	70	1995	1995	3	70	3,500	
2	0169	FENCE/WOOD	0	100	0	0	150.00	UT	15.50	15.50	75	2013	2013	3	75	1,744	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	1,260.00	1,260.00	75	2013	2013	3	75	945	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	900	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,139

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	100		RSF/M	147.00	295.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 01/25/2024 BY KS Total Acres: 1.00 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/11/2025 BY SYS