

LOT 14 BLOCK A TROY HEIGHTS
S/D UNIT 2.
696-448, 950-383, 1187-1591,

CASWELL NICOLE JEAN
226 NW JITTERBUG WAY
LAKE CITY, FL 32055

2026

09-4S-16-02818-214



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 70
Interior Floo	15	HARDTILE 30
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		06
NEIGHBORHOOD/LOC	9416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	93,085
FOP	128	35		45	2,815
TOTALS	1,616			1,533	95,900

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
3	0296	SHED METAL	0 100	0	0	1.00	UT	800.00	800.00
4	0214	GRN HOUSE	0 100	0	0	1.00	UT	400.00	400.00

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-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,533	121.0000	113.74	174,363	2000	2000	0	0	0 45.00	55.00	
1 MANUF 1			100% - 2019	Heated Area: 1488				HX Base Yr 2019				

48

31

34

14

16

8

10

BAS

FOP

432 SW LYNNWOOD AVE, LAKE CITY					BLD DATE					LGL DATE		04/21/2023	MLU
					XF DATE					LAND DATE			
					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	0.00	0.00	100	2019	2019	3	100	800				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				
1.00	UT	800.00	800.00	100	2024	2023		100	800				
1.00	UT	400.00	400.00	100	2024	2023		100	400				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		95,900	
TOTAL MARKET OB/XF VALUE		9,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		123,400	
SOH/AGL Deduction		60,626	
ASSESSED VALUE		62,774	
TOTAL EXEMPTION VALUE		HX HB 37,774	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		123,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		123,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16538	M H	125	01/26/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1369/1953	9/28/2018	WD	Q	I	01	72,000	
GRANTOR: JAMES C JR & AMANDA S							
GRANTEE: NICOLE JEAN CASWELL							
1357/0283	3/29/2018	WD	Q	I	01	40,000	
GRANTOR: CHRISTY DAWN PILKINGT							
GRANTEE: JAMES C JR & AMANDA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S31 E14 FOP= S8 E16 N8 W16\$ E34 N31\$.									