LOT 17 BLOCK A TROY HEIGHTS S/D
696-448, 845-1172, 1100-764 THRU

JAMES DUSTIN/JAMES BRITTANY
174 SW DUBLIN GLN
LAKE CITY, FL 32024

2026

09-4S-16-02818-217

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

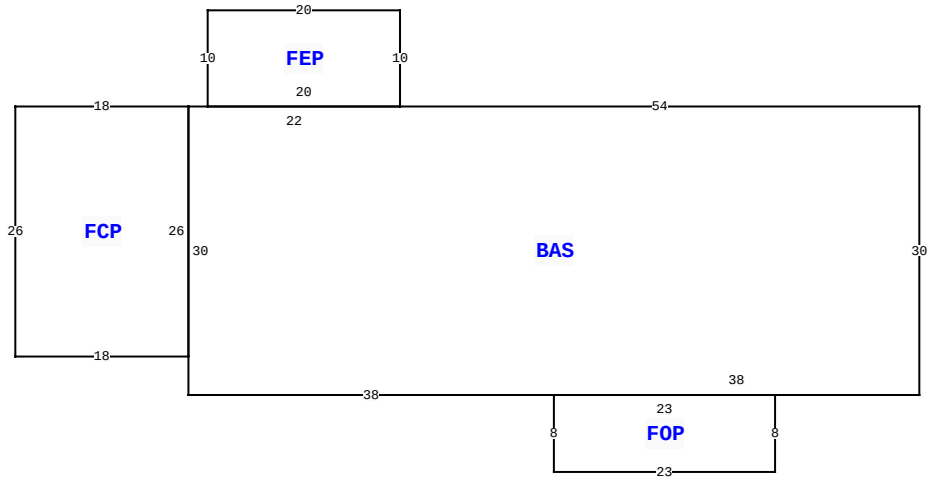
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	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	2,280	100		2,280	140,273
FCP	468	25		117	7,198
FEP	200	85		170	10,459
FOP	184	35		64	3,937
TOTALS	3,132			2,631	161,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,631	119.0000	111.86	294,304	1998	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 2280 HX Base Yr 2024



174 SW DUBLIN GLN, 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		161,867
TOTAL MARKET OB/XF VALUE		12,712
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		193,079
SOH/AGL Deduction		1,216
ASSESSED VALUE		191,863
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,141
TOTAL JUST VALUE		193,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/458	8/25/2022	WD	Q	I	01	200,000
GRANTOR: MCDOUGAL JOSHUA						
GRANTEE: JAMES DUSTIN						
1454/519	11/24/2021	CT	U	I	18	90,500
GRANTOR: CLERK OF COURT						
GRANTEE: MCDOUGAL JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 FEP= N10 W20 S10 E20$ W22 FCP= W18 S26 E18 N26$ S30 E38 FOP= S8 E23 N8 W23$ E38 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0258	PATIO	0	100	0	0	432.00	UT	3.50	3.50	100	2007	2007	3	100	1,512	
6	0169	FENCE/WOOD	0	100	125	12	1,500.00	UT	3.00	3.00	50	2007	2007	3	50	2,250	
7	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 12,712

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	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/31/2024 BY KS Total Acres: 0.52 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS