

LOT 23 BLOCK A TROY HEIGHTS S/D
696-448, 1006-2877, WD 1199-1873

REYNOLDS ROBERT T/REYNOLDS KATHY ANN
514 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2025

09-4S-16-02818-223



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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		06
NEIGHBORHOOD/LOC	9416.0100 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	83,892
FOP	132	35		46	2,757
UGR	320	45		144	8,629
USP	190	35		66	3,955
UST	160	45		72	4,314
TOTALS	2,202			1,728	103,546

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100
2	0166	CONC, PAVMT	0	100	0	0		725.00	UT 2.00	2.00	100
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		*RSF	2 0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS

TYPE 0201 MDL 02 EFF. AREA 1,728 TOT ADJ PTS 115.9000 EFF. BASE RATE 108.95 REPL. COST NEW 188,266 AYB 1997 EYB 1997 ECON 0 FNCT 0 NORM 0 45.00 % COND 55.00

1 MANUF 1 100% - 2022 Heated Area: 1400 HX Base Yr 2022

514 SW LYNNWOOD AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		103,546	
TOTAL MARKET OB/XF VALUE		9,650	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		131,696	
SOH/AGL Deduction		39,159	
ASSESSED VALUE		92,537	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		41,815	
TOTAL JUST VALUE		131,696	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		122,325	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050300	Roof Replacement	10,000	07/09/2024
21531	M H	393	02/19/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1434/483	4/01/2021	WD	U	I	35
GRANTOR: SEIJO SANDRA					
GRANTEE: REYNOLDS ROBERT T					
1313/2641	5/09/2016	WD	Q	I	01
GRANTOR: CLAIRE J JAGOE (INDIV					
GRANTEE: WILLIAM C BROWN & S					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W23 USP= N10 W19 S10 E19\$ W29 S27 E10 FOP= S8 E16 N8 W10 N1 W4 S1 W2\$ E2 N1 E4 S1 E36 N9 UGR= E16 N20 UST= N10 W16 S10 E16\$ W16 S20\$ N18\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		*RSF	2 0.00	0.00	1.00	LT	1.00