LOT 24 BLOCK A TROY HEIGHTS
S/D UNIT 2. ORB 696-448,
865-2183, 944-1939, WD 1135-

SINEATH MARY
170 SW MCGRIFF LANE
LAKE CITY, FL 32024

2026

09-4S-16-02818-224

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

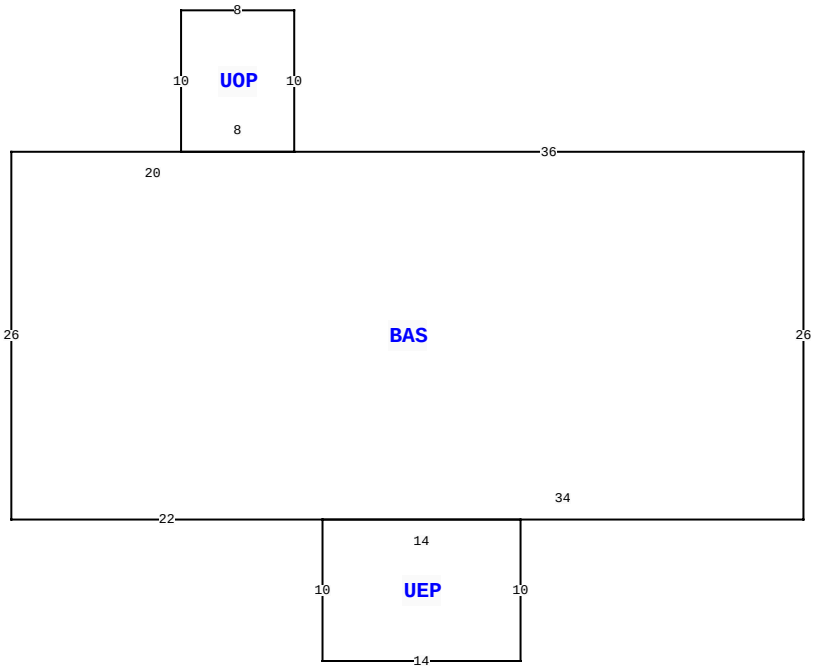
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 90
Roof Cover	14	PREFIN MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,456	100		1,456	88,752
UEP	140	70		98	5,974
UOP	80	25		20	1,219
TOTALS	1,676			1,574	95,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,574	117.9000	110.83	174,446	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1456 HX Base Yr 2008



170 SW MCGRIFF LN, 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		95,945
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		122,545
SOH/AGL Deduction		68,551
ASSESSED VALUE		53,994
TOTAL EXEMPTION VALUE	HX HB	28,994
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14565	M H	125	09/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1135/1527	11/05/2007	WD	Q	I		105,000
GRANTOR: BROWN						
GRANTEE: MARY SINEATH						
0944/1939	11/26/2001	WD	Q	I		57,400
GRANTOR: LAVALLEE						
GRANTEE: BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N10 W8 S10 E8$ W20 S26 E22 UEP= S10 E14 N10 W14$ E34 N26$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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 01/03/2024 BY KS Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS