LOT 25 BLOCK A TROY HEIGHTS S/D
696-448, 840-281, DC 951-2346, 9

JTSR INC
1701 OHIO AVE NORTH
LIVE OAK, FL 32064

2026

09-4S-16-02818-225

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

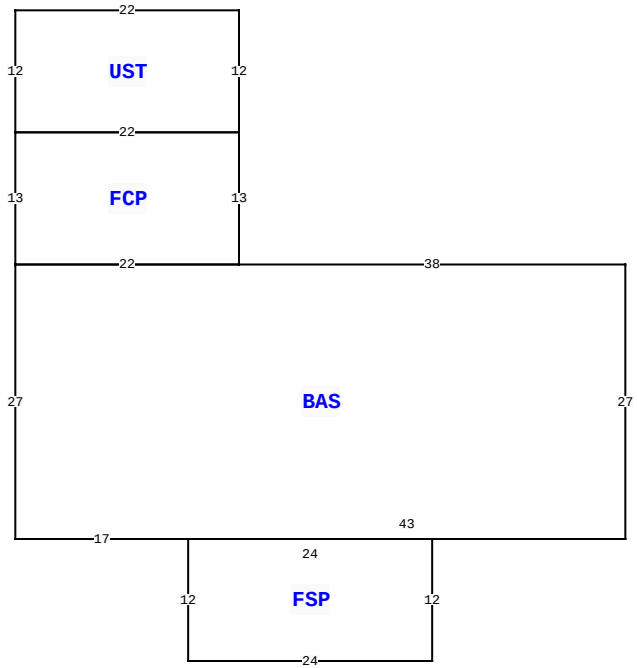
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	116,704
FCP	286	25		72	5,187
FSP	288	40		115	8,284
UST	264	45		119	8,573
TOTALS	2,458			1,926	138,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,926	117.9000	110.83	213,459	1997	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2022 Heated Area: 1620 HX Base Yr



142 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	138,748
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	167,148
SOH/AGL Deduction	0
ASSESSED VALUE	167,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,148
TOTAL JUST VALUE	167,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,552

SALE:1:1: (JTWRS) 0.54 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/718	10/28/2021	WD	Q	I	01	140,000
GRANTOR: PENTON VICTOR GARCIA						
GRANTEE: JTSR INC						
1451/716	10/28/2021	WD	U	I	34	100
GRANTOR: BAILEY LOID RUSSELL						
GRANTEE: PENTON VICTOR GARCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FCP= N13 UST= N12 W22 S12 E22$ W22 S13 E22$ W22 S27 E17 FSP= S12 E24 N12 W24$ E43 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	0		*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 JB Total Acres: 0.54 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS