LOT 27 BLOCK A TROY HEIGHTS S/D
ORB 696-448, 851-2472, WD 1083-2

TATEM JOHN A/TATEM MARGARET A
106 SW MCGRIFF LN
LAKE CITY, FL 32024

2026

09-4S-16-02818-227

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

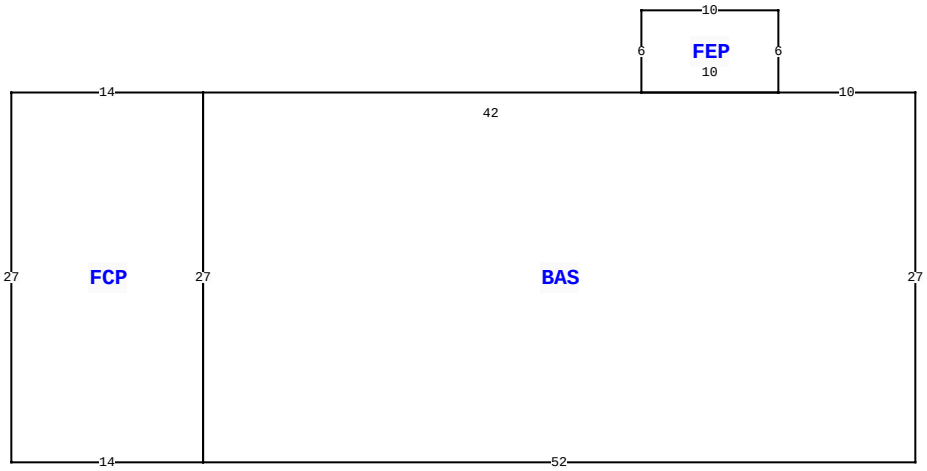
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,404	100		1,404	101,143
FCP	378	25		94	6,772
FEP	60	85		51	3,674
TOTALS	1,842			1,549	111,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,549	117.9000	110.83	171,676	1998	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2018 Heated Area: 1404 HX Base Yr 2018



106 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		111,589
TOTAL MARKET OB/XF VALUE		20,960
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		151,049
SOH/AGL Deduction		76,230
ASSESSED VALUE		74,819
TOTAL EXEMPTION VALUE	HX HB VX	54,819
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		151,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13386	M H	125	12/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/0373	8/17/2017	WD	Q	I	01	76,000
GRANTOR: ROBERT & MARGARITA BR						
GRANTEE: JOHN A & MARGARET T						
1083/2553	5/15/2006	WD	Q	I		94,500
GRANTOR: GENE E & ALLENE SPEIG						
GRANTEE: ROBERT & MARGARITA						

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1998	1998	3	100	400	
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	2019	2019	3	100	3,500	
5	0031	BARN,MT AE	0	100	24	26	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,500	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	160	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FEP= N6 W10 S6 E10$ W42 FCP= W14 S27 E14 N27$ S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 20,960

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: 0.66 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS