LOT 28 BLOCK A TROY HEIGHTS S/D
696-448, WD 1056-1, WD 1286-2043

VANZANT CRYSTAL ODOM
107 SW MCGRIFF LN
LAKE CITY, FL 32024

2026

09-4S-16-02818-228

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

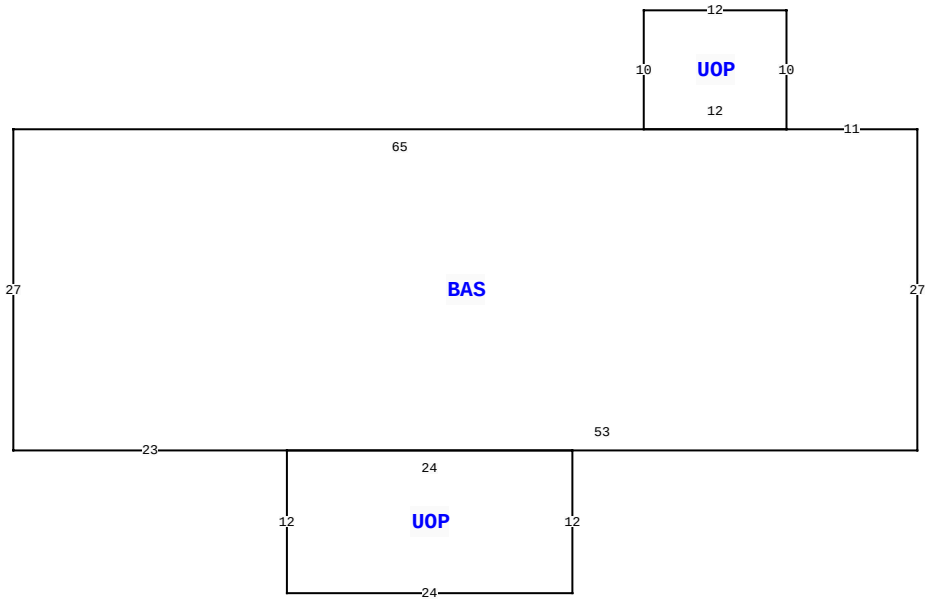
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2,052	100		2,052	58,063
UOP	120	25		30	849
UOP	288	25		72	2,037
TOTALS	2,460			2,154	60,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,154	117.9000	70.74	152,374	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 2052 HX Base Yr 2015



107 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		60,950
TOTAL MARKET OB/XF VALUE		8,490
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		87,940
SOH/AGL Deduction		30,750
ASSESSED VALUE		57,190
TOTAL EXEMPTION VALUE	HX HB	32,190
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		87,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/2043	12/22/2014	WD	Q	I	01	57,000
GRANTOR: MARVIN L TOWNSEND SR						
GRANTEE: CRYSTAL L ODOM (UNM						
1056/0001	8/05/2005	WD	Q	I		99,900
GRANTOR: RICHARD & RUTH DOBSON						
GRANTEE: MARVIN L TOWNSEND S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N10 W12 S10 E12$ W65 S27 E23 UOP= S12 E24 N12 W24$ E53 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	0296	SHED METAL	0	100	10	13	130.00	UT	5.00	5.00	60	1997	1997	3	60	390	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,490

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 JB Total Acres: 0.56 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS