

LOT 30 BLOCK A TROY HEIGHTS S/D
696-448, 922-750, 1042-2895, QC

WHITEHURST STEPHANIE
143 SW MCGRIFF LN
LAKE CITY, FL 32024

2025

09-4S-16-02818-230

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		06
NEIGHBORHOOD/LOC	9416.0100 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,672
FOP	210	35		74	2,094
UEP	112	70		78	2,207
UGR	486	45		219	6,197
TOTALS	2,104			1,667	47,170

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	8	10	80.00	UT	4.00	4.00
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00

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

MARKET ADJUSTMENTS

1 MOBILE HME 100% - 2025

Heated Area: 1296

HX Base Yr 2025

The diagram shows a large rectangular area divided into four sections: BAS (Basement), FOP (Front Porch), UEP (Unfinished Basement), and UGR (Unfinished Garage). Dimensions are provided for each section and the overall area.

143 SW MCGRIFF LN, LAKE CITY									
TOTAL OB/XF 8,620									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 3									
Tax Dist:									
BUILDING MARKET VALUE									
47,170									
TOTAL MARKET OB/XF VALUE									
8,620									
TOTAL LAND VALUE - MARKET									
18,500									
TOTAL MARKET VALUE									
74,290									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
74,290									
TOTAL EXEMPTION VALUE									
HX HB									
49,290									
BASE TAXABLE VALUE									
25,000									
TOTAL JUST VALUE									
74,290									
NCON VALUE									
7,000									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
63,355									
LAND:1:1: 0.52 AC									
SALES DATA									
OFF RECORD Number									
DATE									
TYPE INST									
Q U									
V I									
RSN CD									
01									
SALE PRICE									
1520/549									
7/22/2024									
WD Q I									
01									
95,000									
GRANTOR: BAILEY DOROTHY H LIVI									
GRANTEE: WHITEHURST STEPHANI									
1488/566									
4/11/2023									
WD U I									
11									
100									
GRANTOR: BAILEY DOROTHY H									
GRANTEE: BAILEY DOROTHY H LI									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W29 S27 E14 UEP= S8 E14 N8 W14\$ E34 UGR= E18 N27 W18									
S27\$ N27 FOP= E11 N7 W30 S7 E19\$ W19\$.									