LOT 32 BLOCK A TROY HEIGHTS S/D

696-448, DC 1475-749, WD 1488-57

**ANDERSON JOSHUA**
187 SW MCGRIFF LN
LAKE CITY, FL 32024

**2026**

**09-4S-16-02818-232**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

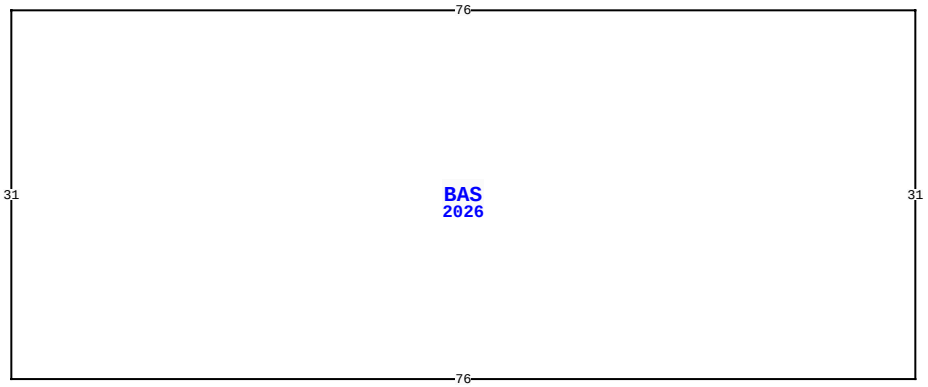
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 | 2,356 | 100 | 2026 | 2,356 | 258,295 |
| TOTALS | 2,356 | | | 2,356 | 258,295 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 2,356 | 113.0000 | 111.87 | 263,566 | 2024 | 2024 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 2 0% - 2026 Heated Area: 2356 HX Base Yr




187 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 | 258,295 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 9,250 |
| TOTAL MARKET VALUE | 274,545 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 274,545 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 274,545 |
| TOTAL JUST VALUE | 274,545 |
| NCON VALUE | 265,295 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 9,250 |

LAND:1:1: 0.54 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052905 | Mobile Home | | 04/17/2025 |
| 000052698 | Right-of-Way Acce | | 03/25/2025 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1534/2210 | 2/25/2025 | TR | Q | V | 01 | 30,000 |
| GRANTOR: BAILEY DOROTHY H LIVI | | | | | | |
| GRANTEE: ANDERSON JOSHUA | | | | | | |
| 1532/2291 | 2/06/2025 | TR | U | V | 11 | 100 |
| GRANTOR: BAILEY DOROTHY H LIVI | | | | | | |
| GRANTEE: BAILEY DOROTHY H LI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,8] E76 S31 W76 N31 $
.

### 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2026 | 2025 | | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0.50 | 18,500.00 | 9,250.00 | 9,250 | | | | | | | |

REVIEW DATE 06/24/2025 BY TP Total Acres: 0.53 Total Land Value: 9,250 Market: 0 Agricultural: 0 Common: 9,250 PRINTED 11/07/2025 BY SYS