LOT 10 BLOCK B TROY HEIGHTS S/D

696-448, WD 1012-2589, DC 1293-6

ALLAN THOMAS W
389 SW LYNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-250

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

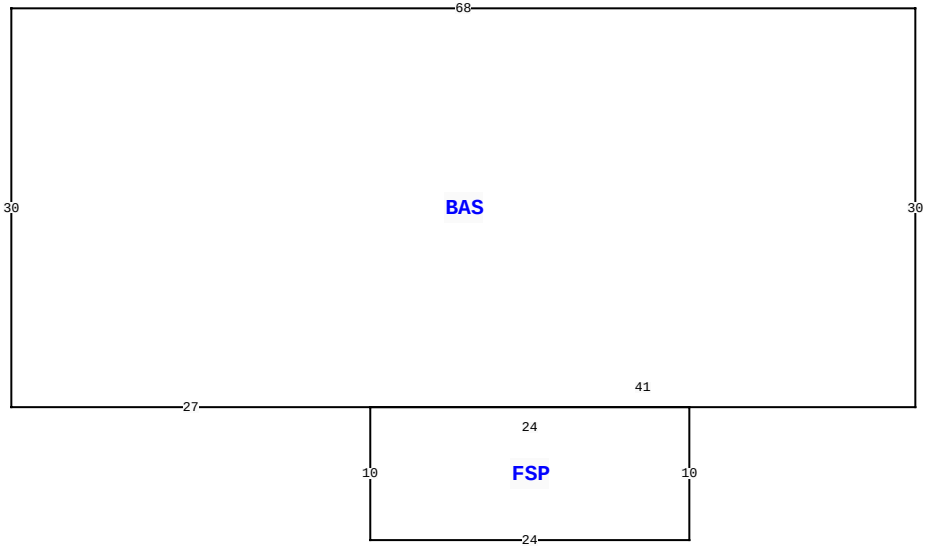
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,040	100		2,040	120,133
FSP	240	40		96	5,653
TOTALS	2,280			2,136	125,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,136	113.9000	107.07	228,702	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 2040 HX Base Yr 2023



389 SW LYNNWOOD AVE, 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		125,786
TOTAL MARKET OB/XF VALUE		23,852
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		168,138
SOH/AGL Deduction		105,052
ASSESSED VALUE		63,086
TOTAL EXEMPTION VALUE	HX HB	38,086
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		168,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,138

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045607	Storage Building	18,550	10/03/2022
21771	M H	357	04/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/808	5/31/2022	WD	Q	I	01	178,500
GRANTOR: CORNATZER CYNTHIA L						
GRANTEE: ALLAN THOMAS W						
1307/0154	12/29/2015	WD	Q	I	01	72,500
GRANTOR: PAMELA FARRELL-PEREZ						
GRANTEE: CYNTHIA L CORNATZER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E27 FSP= S10 E24 N10 W24$ E41N30$.

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	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,917.00	UT	2.00	2.00	50	2004	2004	3	50	1,917	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	50	2004	2004	3	50	600	
5	0120	CLFENCE 4	0	100	0	0	230.00	UT	4.50	4.50	100	2004	2004	3	100	1,035	
6	0060	CARPORT F	0	100	20	20	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0030	BARN,MT	0	100	24	26	1.00	UT	11,500.00	11,500.00	100	2023	2022		100	11,500	

LAND DESCRIPTION

TOTAL OB/XF 23,852

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: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS