

LOT 16 BLOCK B TROY HEIGHTS S/D
696-448, WD 1012-2587, DC 1187-1

BRIDGES THOMAS A
517 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2025

09-4S-16-02818-256



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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	1,620	100		1,620	97,074
FOP	60	35		21	1,258
FSP	120	40		48	2,877
UGR	540	45		243	14,561
TOTALS	2,340			1,932	115,770

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	10	82	820.00	UT 2.00		2.00	
2	0296	SHED METAL	0	100	10	20	200.00	UT 5.00		5.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00		7,000.00	
4	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00		1,200.00	
5	0296	SHED METAL	0	100	0	0	1.00	UT 0.00		0.00	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT 0.00		0.00	
7	0296	SHED METAL	0	100	0	0	1.00	UT 0.00		0.00	
8	0060	CARPORT F	0	100	0	0	1.00	UT 0.00		0.00	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT 0.00		0.00	

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,932	115.9000	108.95	210,491	2004	2004	0	0	0 45.00	55.00

1 MANUF 1 100% - 2014

Heated Area: 1620

HX Base Yr 2014

Diagram showing property layout with dimensions and area labels: BAS (49x27), FSP (12x10), FOP (10x6), UGR (20x27). Total dimensions: 49x27x37x23x20x27.

517 SW LYNNWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,770
TOTAL MARKET OB/XF VALUE	15,448
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	149,718
SOH/AGL Deduction	66,734
ASSESSED VALUE	82,984
TOTAL EXEMPTION VALUE	82,984
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	149,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,090

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047037	Roof Replacement	8,300	04/21/2023
21770	M H	357	04/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/2	6/01/2023	LE U	I	14		100

GRANTOR: BRIDGES THOMAS A (ENH)

GRANTEE: BRIDGES SANDRA (RMD)

1256/2415 6/21/2013 WD Q I 01 70,000

GRANTOR: DEBORAH A WINGATE & E

GRANTEE: THOMAS A BRIDGES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N10 W12 S10 E12\$ W49 S27 E37 FOP= S6 E10 N6 W10\$ E23 UGR= E20 N27 W20 S27\$ N27\$.