LOT 17 BLOCK B TROY HEIGHTS S/D
696-448, 851-401, DC 1395-301, C

ALFORD WESLEY BRIAN/ALFORD MAYGAN ANN
539 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-257

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
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

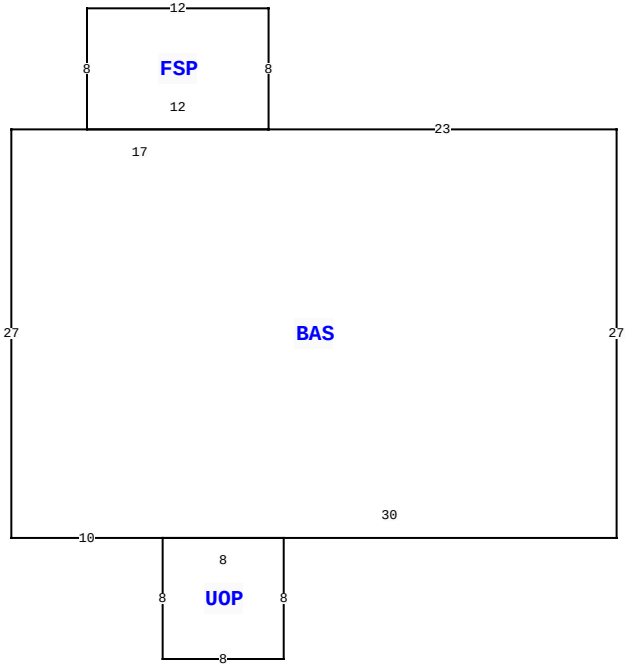
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	108,088
FSP	96	40		38	3,803
UOP	64	25		16	1,602
TOTALS	1,240			1,134	113,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,134	117.0000	109.98	124,717	1998	2020	0	0	0	9.00	91.00

1 MANUF 1 100% - 2024 Heated Area: 1080 HX Base Yr 2024



539 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		113,492
TOTAL MARKET OB/XF VALUE		3,875
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		135,867
SOH/AGL Deduction		0
ASSESSED VALUE		135,867
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,145
TOTAL JUST VALUE		135,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,362

LAND:1:1: 0.51 AC

PRMT:1:1: CLARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13442	M H	125	12/23/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/1293	8/06/2021	WD	Q	I	01	123,300
GRANTOR: MCDOUGAL JOSHUA						
GRANTEE: ALFORD WESLEY BRIAN						
1439/1298	6/08/2021	CT	U	I	18	70,500
GRANTOR: CLERK OF COURT						
GRANTEE: MCDOUGAL JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N8 W12 S8 E12$ W17 S27 E10 UOP= S8E8 N8 W8$ E30 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	0120	CLFENCE 4	0	100	0	0	250.00	UT	4.50	4.50	60	1997	1997	3	60	675	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2024	2023		100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 3,875

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 01/13/2024 BY JB Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS