COMM E LINE OF SEC & N R/W TROY
FT ALONG R/W FOR POB, CONT W ALO
281.10 FT, E 116.22 FT, S 279.65

HARRY AMY N
357 SW TROY ST
LAKE CITY, FL 32024

2025

10-4S-16-02838-002

BUILDING CHARACTERISTICS

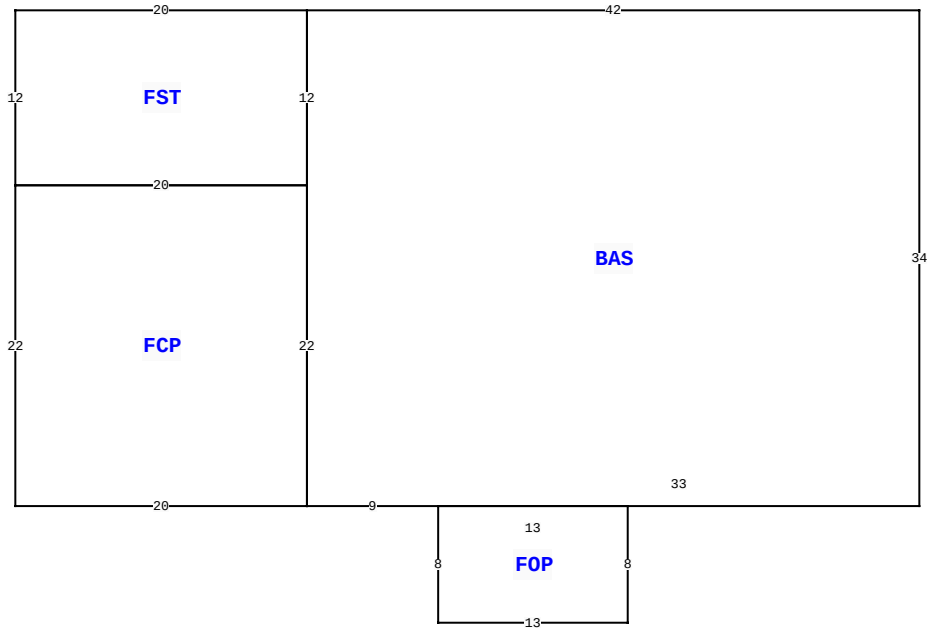
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	144,136
FCP	440	25		110	11,103
FOP	104	30		31	3,129
FST	240	55		132	13,324
TOTALS	2,212			1,701	171,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	118.5800	132.81	225,910	1981	2000	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1428 HX Base Yr 2019



357 SW TROY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,692
TOTAL MARKET OB/XF VALUE		19,848
TOTAL LAND VALUE - MARKET		12,052
TOTAL MARKET VALUE		203,592
SOH/AGL Deduction		61,053
ASSESSED VALUE		142,539
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		86,817
TOTAL JUST VALUE		203,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,980

LAND:1:1: ADJ; 3 SIZE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1373/1381	11/30/2018	WD	Q	I	01	125,000
GRANTOR: BRITTANY MICHELE KENN						
GRANTEE: WILLIAM J & AMY N H						
1373/1579	11/23/2018	WD	U	I	11	100
GRANTOR: BRANDON GERALD WITT &						
GRANTEE: BRITTANY MICHELE KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W20 S12 E20 N12$ S12FCP= W20 S22 E20 N22$ S22 E9 FOP= S8 E13 N8 W13$ E33 N34$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,148	
2	0120	CLFENCE 4	0	100	0	0	240.00	UT	7.50	7.50	100	2007	2007	3	100	1,800	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
7	0070	CARPORT UF	0	100	0	1	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
10	0030	BARN,MT	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2024	2023		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 19,848

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	0100	C	SFR	100		A-1	116.00	275.00	0.73	AC		1.00	1.00	1.27	13,000.00	16,510.00	12,052							

REVIEW DATE 01/18/2024 BY KS Total Acres: 0.73 Total Land Value: 12,052 Market: 0 Agricultural: 0 Common: 12,052 PRINTED 06/19/2025 BY SYS