W 136.40 FT OF LOT 1 BLOCK A TRO
830-954, 844-1276, LE 1294-2207,

HENDRICK DAN E/HENDRICK NANCY E
768 SW TROY ST
LAKE CITY, FL 32024-0750

2026

10-4S-16-02885-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

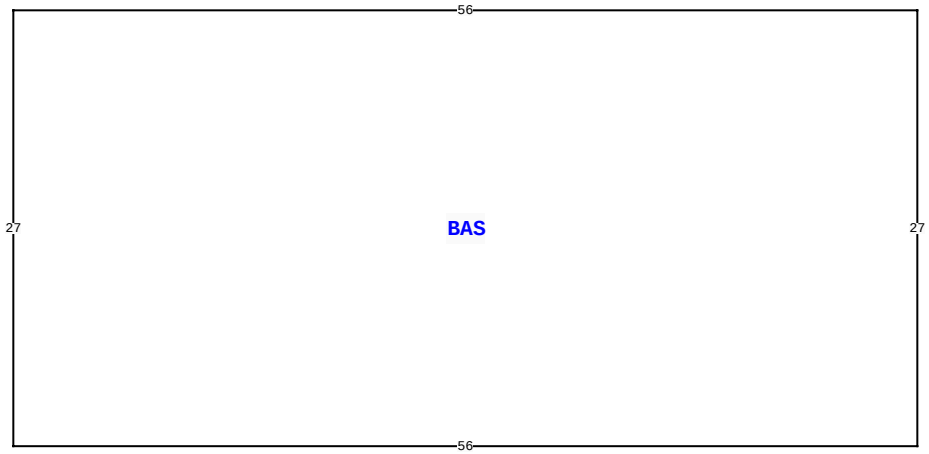
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	156,648
TOTALS	1,512			1,512	156,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	115.0000	113.85	172,141	2020	2020	0	0	0	9.00	91.00

3 MANUF 2 100% - 1998 Heated Area: 1512 HX Base Yr 1998



768 SW TROY ST, 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		156,648
TOTAL MARKET OB/XF VALUE		32,660
TOTAL LAND VALUE - MARKET		13,875
TOTAL MARKET VALUE		203,183
SOH/AGL Deduction		63,393
ASSESSED VALUE		139,790
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		39,068
TOTAL JUST VALUE		203,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,926

PRMT:1:1: HENDRICK
SALE:1:1: SALE INCL '72 MH, NEWER MH ADDED SINCE S
BLDG:1:1: CHAMPION MH
LAND:1:1: 0.49 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049734	Electrical Servic	0	05/06/2024
39616	M H	0	04/16/2020
12954	M H	125	08/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1454/1908	11/09/2021	LE	U	I	14	100
GRANTOR: HENDRICK DANIEL E						
GRANTEE: HENDRICK DANIEL E						
1433/1295	3/26/2021	WD	U	I	30	100
GRANTOR: HENDRICK DAN E						
GRANTEE: HENDRICK DANIEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
9	0060	CARPORT F	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	
10	0060	CARPORT F	0	100	15	20	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

TOTAL OB/XF 16,400

LAND DESCRIPTION

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/MH	136.00	159.00	1.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	13,875							

REVIEW DATE 11/02/2024 BY TW Total Acres: 0.50 Total Land Value: 13,875 Market: 0 Agricultural: 0 Common: 13,875 PRINTED 11/17/2025 BY SYS

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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.070 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,926

XFOB:1:1: CHAMPION M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
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1433/1295	3/26/2021	WD	U	I	30	100
GRANTOR: HENDRICK DAN E						
GRANTEE: HENDRICK DANIEL E						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0266	PRCH,FEP	0	100	0	0	1.00	UT	9,900.00	9,900.00	100	2024	2023		100	9,900	
12	0261	PRCH, UOP	0	100	6	16	1.00	UT	960.00	960.00	100	2024	2023		100	960	
13	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 16,260

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

REVIEW DATE 11/02/2024 BY TW Total Acres: 0.50 Total Land Value: 13,875 Market: 0 Agricultural: 0 Common: 13,875 PRINTED 11/17/2025 BY SYS