LOT 1 BLOCK C TROY PINES S/D.
425-137, LE 1379-2284, DC 1450-2

LEE MELISSA W
942 SW TROY ST
LAKE CITY, FL 32024

2026

10-4S-16-02895-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

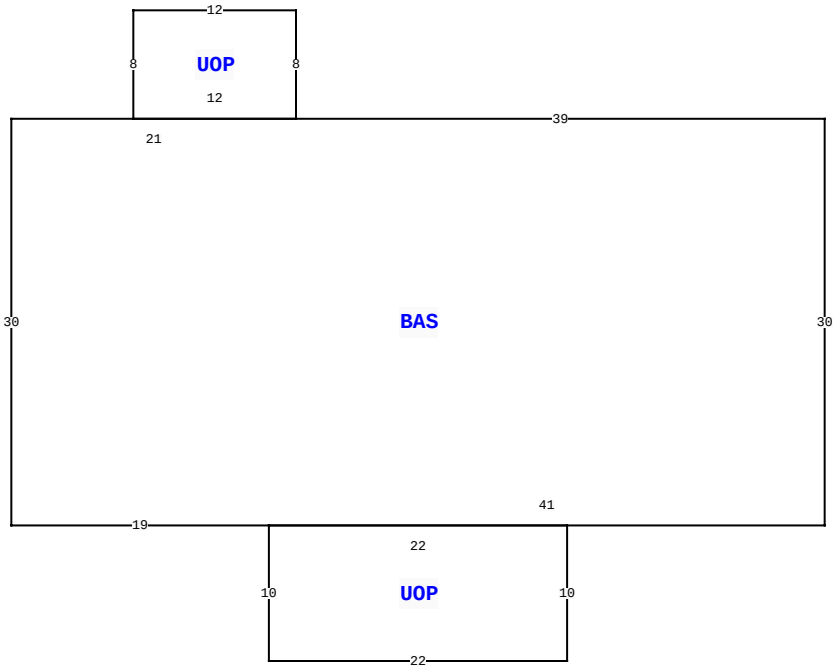
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	149,044
UOP	96	25		24	1,987
UOP	220	25		55	4,554
TOTALS	2,116			1,879	155,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,879	115.9000	108.95	204,717	2014	2014	0	0	0	24.00	76.00

1 MANUF 1 100% - 2022 Heated Area: 1800 HX Base Yr 2022



942 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		155,585
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		183,185
SOH/AGL Deduction		38,240
ASSESSED VALUE		144,945
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,223
TOTAL JUST VALUE		183,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31719	M H	375	01/31/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1379/2284	3/06/2019	LE	U	I	14	100

GRANTOR: BARBARA J MATTHEWS (E

GRANTEE: MELLISA W LEE (RMDR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 UOP= N8 W12 S8 E12$ W21 S30 E19 UOP= S10 E22 N10 W22$ E41 N30$.

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	0296	SHED METAL	0	100	12	20	240.00	UT	2.50	2.50	100	1993	1993	3	100	600	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	0102	C	SFR/MH	100		RSF/MH	155.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/19/2024 BY KS Total Acres: 0.86 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS