

LOT 4 BLOCK D TROY PINES ADDITIO
327-496, 627-422, 680-789, 848-1

ELIZABETH LAND MANAGEMENT, LLC
793 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

2026

10-4S-16-02897-004



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	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		06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
TOTALS	1,296			1,296	76,320

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF/M	66.00	242.00	1.00

REVIEW DATE 01/24/2024 BY JB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,296	113.9000	107.07	138,763	1996	1996	0	0	0	45.00	55.00	
2 MANUF 1 0% - 2023 Heated Area: 1296 HX Base Yr													
27 48 48 27													
BAS													
306 SW SUNRISE WAY, LAKE CITY													

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

TOTAL OB/XF													
9,100													

Total Acres: 0.92 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					76,320				
TOTAL MARKET OB/XF VALUE					9,100				
TOTAL LAND VALUE - MARKET					18,500				
TOTAL MARKET VALUE					103,920				
SOH/AGL Deduction					0				
ASSESSED VALUE					103,920				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					103,920				
TOTAL JUST VALUE					103,920				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					103,920				
LAND:1:1: 0.92 AC.									
BLDG:1:1: EAGLE TRACE MH									
XFOB:1:1: PINE MH									
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
15391		M H			125		04/15/1999		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1461/1108		3/04/2022		WD	Q	I	01	86,900	
GRANTOR:MADDOX GRACIE									
GRANTEE:ELIZABETH LAND MANA									
1362/1044		6/14/2018		WD	U	I	11	2,000	
GRANTOR:VONICE PHELPS									
GRANTEE:GRACIE MADDOX									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W48 S27 E48 N27\$.									