LOT 7 BLOCK D TROY PINES ADDITIO
522-320, 971-857, 989-565, QC 10

DUFFY ARAYA/DUFFY CODY
113 STARLING TER
LAKE CITY, FL 32055

2026

10-4S-16-02897-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

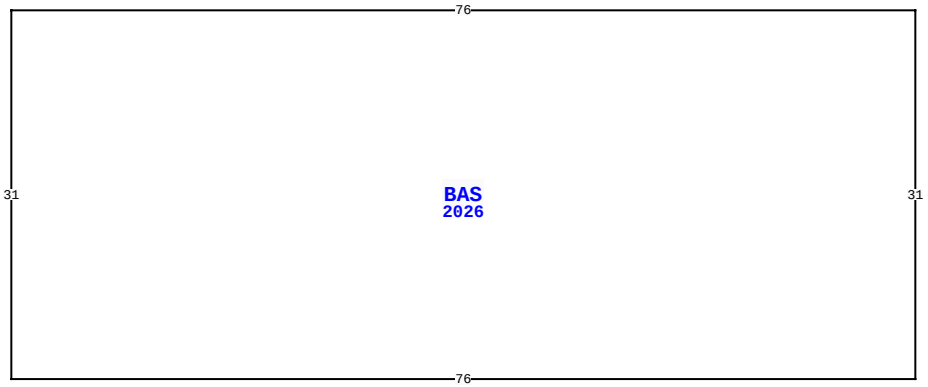
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	2,356	100	2026	2,356	268,731
TOTALS	2,356			2,356	268,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,356	113.0000	116.39	274,215	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 2356 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	268,731
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	294,231
SOH/AGL Deduction	0
ASSESSED VALUE	294,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,231
TOTAL JUST VALUE	294,231
NCON VALUE	275,731
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052222	Mobile Home		03/03/2025
000052054	Right-of-Way Acce		01/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/227	12/22/2024	WD	Q	V	01	30,000
GRANTOR: JOHNSON DUSTIN ROBERT						
GRANTEE: DUFFY ARAYA						
1489/1630	4/28/2023	WD	Q	V	01	17,500
GRANTOR: RUSS GARY						
GRANTEE: JOHNSON DUSTIN ROBE						

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,13] E76 S31 W76 N31 $
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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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/24/2025 BY randall Total Acres: 0.93 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS