

MCCOY TROY M
347 SW TITANIUM CT
LAKE CITY, FL 32024

16-4S-16-03024-013

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMNT CD CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 1											
Exterior Wall 31 VINYL SID 100							0203	02	2,108	115.0000	118.45	249,693	2020	2020	0	0	9.00	91.00	VALUATION BY				STANDARD					
Roof Structure 03 GABLE/HIP 100							2 MANUF 3 100% - 2005										Heated Area: 2108				HX Base Yr 2005							
Roof Cover 03 COMP SHNGL 100							68 31 31 68 BAS										Tax Group: 3				Tax Dist:							
Interior Wall 05 DRYWALL 100																	BUILDING MARKET VALUE				227,221							
Interior Floor 13 LAM/VNLPLK 100																	TOTAL MARKET OB/XF VALUE				40,450							
Air Condition 03 CENTRAL 100																	TOTAL LAND VALUE - MARKET				41,400							
Heating Type 04 AIR DUCTED 100																	TOTAL MARKET VALUE				309,071							
Bedrooms 4 100																	SOH/AGL Deduction				96,720							
Bathrooms 2 100																	ASSESSED VALUE				212,351							
Stories 1. 1. 100																	TOTAL EXEMPTION VALUE				HX HB		50,722					
Units 0 100																	BASE TAXABLE VALUE				161,629							
																	TOTAL JUST VALUE				309,071							
							NCON VALUE				0																	
							INCOME VALUE																					
							PREVIOUS YEAR MKT VALUE				314,064																	
							XFOB:1:1: DESTINY M H																					
							LAND:1:1: PARCEL #3 OF LOT 6																					
Quality 05 05							PERMIT NUM DESCRIPTION AMT ISSUED																					
DOR CODE 0200 MOBILE HOME							039193 M H 0 01/24/2020																					
MAP NUM MKT AREA 06																												
NEIGHBORHOOD/LOC 16416.010 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	2,108	100		2,108	227,221																							
TOTALS 2,108 2,108 227,221							347 SW TITANIUM CT, LAKE CITY										BLD DATE LGL DATE		04/10/2025 MLU									
EXTRA FEATURES							INC DATE										LAND DATE											
L N	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	10	12	120.00	UT	5.00	5.00	75	1993	1993	3	75	450													
2	0210	GARAGE U	0 100	28	32	1.00	UT	0.00	0.00	100	2019	2019	3	100	14,000													
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0031	BARN,MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	12,000													
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
LAND DESCRIPTION							TOTAL OB/XF 40,450																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	4.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	41,400											
REVIEW DATE		07/24/2024		BY KS		Total Acres: 4.60		Total Land Value: 41,400		Market: 0		Agricultural: 0		Common: 41,400		PRINTED 10/02/2025 BY SYS												