

COMM SE COR OF NE1/4, RUN W 801.  
N 30 FT TO N R/W OF TROY RD FOR  
N 212.30 FT, W 205.24 FT, S 212.

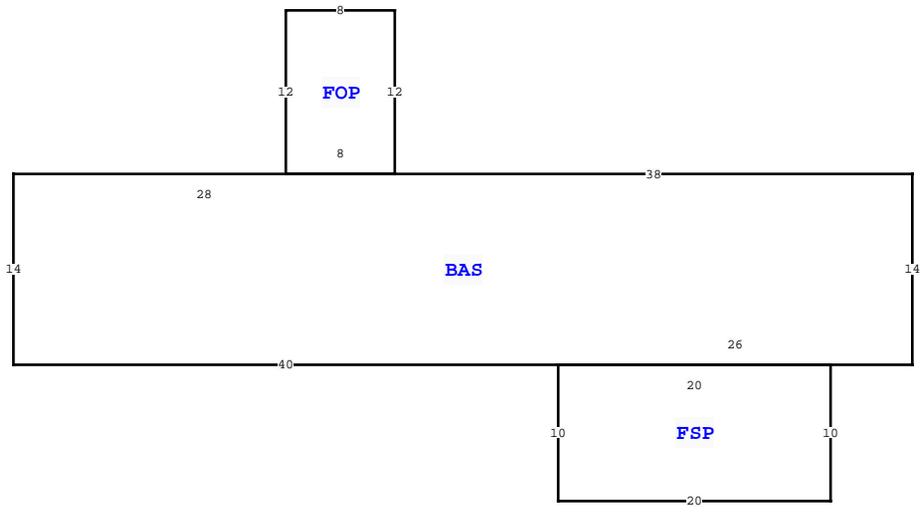
BOSSARD CONNY E  
122 SW LYNNWOOD AVE  
LAKE CITY, FL 32024

**2026**

09-4S-16-02818-003  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	03	BELOW AVG.	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	9416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
FOP	96	35	
FSP	200	40	
TOTALS	1,220		1,038 29,716

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2009		74,290	1986	1990	0	0	60.00	40.00
				Heated Area: 924			HX Base Yr 2009				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	29,716		
TOTAL MARKET OB/XF VALUE	10,300		
TOTAL LAND VALUE - MARKET	11,000		
TOTAL MARKET VALUE	51,016		
SOH/AGL Deduction	21,417		
ASSESSED VALUE	29,599		
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE	4,599		
TOTAL JUST VALUE	51,016		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	49,102		
XFOB:1:1: CYPR MH			
SALE:1:1: 1 ACRE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051600	Roof Replacement	9,000	11/22/2024
37681	M H	375	01/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1834	4/02/2024	LE	U	I	14	100
GRANTOR: BOSSARD CONNY E AKA C						
GRANTEE: LLOYD RAPH J (RMDR)						
1114/0134	3/19/2007	WD	Q	I		65,000
GRANTOR: HOYE						
GRANTEE: CONNY E BOSSARD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0130	CLFENCE	5	0	100	0	1.00	UT	500.00	500.00	100

TOTAL OB/XF																							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND												
122 SW LYNNWOOD AVE, LAKE CITY																							
<table border="0"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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BUILDING NOTES											
<p>BAS= W38 FOP= N12 W8 S12 E8\$W28 S14 E40 FSP= S10 E20 N10 W20\$ E26 N14\$.</p>											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							