

COMM SE COR OF NE1/4, RUN W 331  
TO N R/W TROY RD FOR POB, CONT N  
W 205.25 FT, S 424.58 FT TO N R/

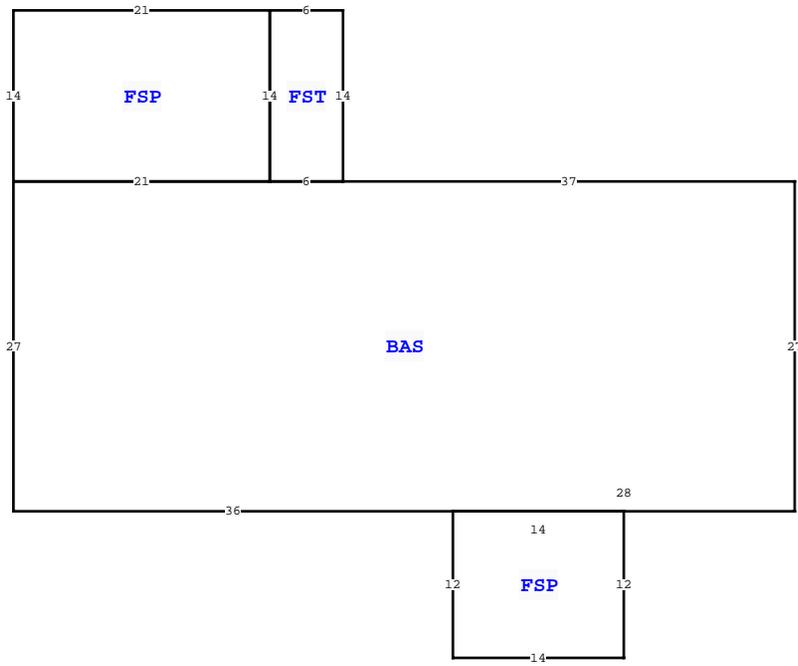
BANNICK RICHARD A/BANNICK SANDRA J  
1317 SW TROY ST  
LAKE CITY, FL 32024

**2026**

09-4S-16-02818-005

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,959	130.6800	125.45	245,757	1993	1993	0	0	45.00	55.00		
1 MANUF 1 100% - 2021 Heated Area: 1728 HX Base Yr 2021													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	119,228
FSP	168	40		67	4,623
FSP	294	40		118	8,142
FST	84	55		46	3,174
TOTALS	2,274			1,959	135,166

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	500	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	0	0	UT	0.00	0.00	100	2020	2020	3	100	6,000	
5	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	1,200	

1317 SW TROY ST, LAKE CITY														BLD DATE	LGL DATE
														XF DATE	LAND DATE
														INC DATE	AG DATE
														TOTAL OB/XF 15,900	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				135,166	
TOTAL MARKET OB/XF VALUE				15,900	
TOTAL LAND VALUE - MARKET				22,000	
TOTAL MARKET VALUE				173,066	
SOH/AGL Deduction				58,551	
ASSESSED VALUE				114,515	
TOTAL EXEMPTION VALUE				HX HB SX 101,411	
BASE TAXABLE VALUE				13,104	
TOTAL JUST VALUE				173,066	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				170,254	
XFOB:1:1: HOMES OF MERIT MH					
SALE:1:1: 2 ACRES					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/312	12/23/2020	WD	Q	I	01	150,000
GRANTOR: LAPPIN HURBERT M						
GRANTEE: BANNICK RICHARD A						
1415/0392	7/06/2020	WD	Q	I	01	110,000
GRANTOR: JOSEPH ALAN FRIDLEY						
GRANTEE: HUBERT M LAPPIN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W37 FST= N14 W6 S14 E6\$W6 FSP= N14 W21 S14 E21\$ W21 S27 E36 FSP= S12 E14 N12 W14\$ E28 N27\$. N27\$ PTR= N30 FST= N8 W1 2 S8 E12\$ S30\$.

LAND DESCRIPTION														TOTAL OB/XF 15,900										
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	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							