LOT 2 BLOCK A TROY HEIGHTS S/D.
823-1638,1639, 976-1128, 978-34,

CREWS DYLAN A/CREWS JORDAN H
194 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2027

09-4S-16-02818-102

BUILDING CHARACTERISTICS

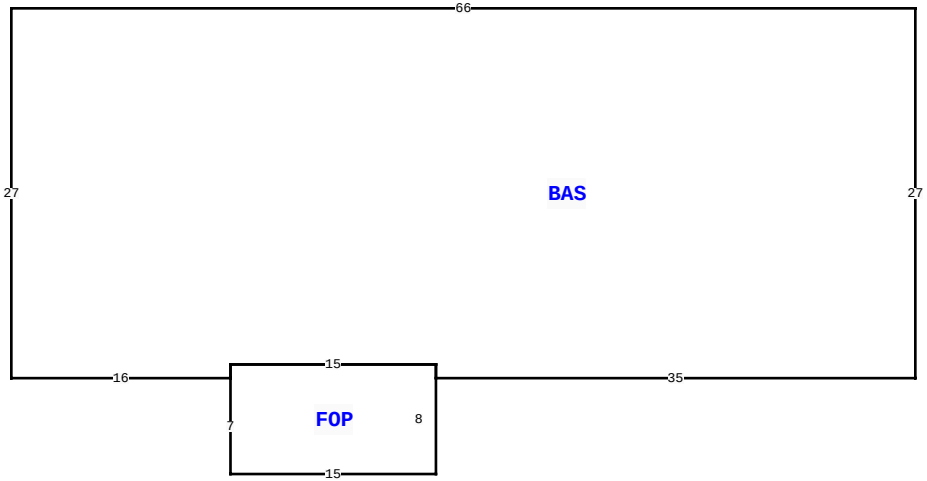
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100		1,767	47,497
FOP	120	35		42	1,129
TOTALS	1,887			1,809	48,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,809	112.0050	67.20	121,565	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1767 HX Base Yr 2022



194 SW LYNNWOOD AVE, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	3	35	105.00	UT	1.05	1.05	100	1996	1996	3	100	110	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	10	8	1.00	UT	0.00	0.00	100	1996	1996	3	100	400	
5	0120	CLFENCE 4	0	100	0	0	540.00	UT	4.50	4.50	60	1996	1996	3	60	1,458	
6	0030	BARN,MT	0	100	25	30	750.00	UT	18.00	18.00	100	2027	2026		100	13,500	
7	0251	LEAN TO W/	0	100	12	30	360.00	UT	7.00	7.00	100	2027	2026		100	2,520	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,626
TOTAL MARKET OB/XF VALUE	26,188
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	93,314
SOH/AGL Deduction	20,625
ASSESSED VALUE	72,689
TOTAL EXEMPTION VALUE	HX HB 47,689
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	93,314
NCON VALUE	16,020
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055258	Storage Building	1,400	03/17/2026
000054746	Right-of-Way Acce		12/31/2025
11323	M H	125	06/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2409	1/24/2024	QC	U	I	11	100
GRANTOR: BAILEY DOROTHY H						
GRANTEE: CREWS DYLAN A						
1431/2376	3/05/2021	PB	U	I	18	0
GRANTOR: MORRELL LINDA ESTATE						
GRANTEE: CREWS DYLAN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E16 FOP= S7 E15N8 W15 S1$ N1 E15 S1 E35 N27$.

LAND DESCRIPTION

TOTAL OB/XF 26,188

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	100		RSF/MH	81.00	205.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/31/2024 BY KS Total Acres: 0.85 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS