

LOT 3 BLK A TROY HEIGHTS S/D.
839-2236, PB, 1057-2286, PB 1123

GODOI SILVANO
226 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-103
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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	9416.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	144	25	
TOTALS	1,656		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	100%	-	2026																			
				Heated Area: 1512				HX Base Yr 2026																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/21/2023	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		116,810	
TOTAL MARKET OB/XF VALUE		12,725	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		148,035	
SOH/AGL Deduction		0	
ASSESSED VALUE		148,035	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		96,624	
TOTAL JUST VALUE		148,035	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,426	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048898	Roof Replacement	10,170	12/21/2023
12128	M H	125	02/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1569/887	5/21/2026	QC	U	I	11	100
GRANTOR: LONGO FRANCESCA A						
GRANTEE: GODOI SILVANO						
1511/131	3/11/2024	WD	Q	I	01	185,000
GRANTOR: MCARTHUR PATRICIA J						
GRANTEE: LONGO FRANCESCA A						

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1997	1997
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	50	2007	2007
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
4	0070	CARPORT UF	0	100	18	25	450.00	UT	2.50	100	2007	2007
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2014	2014
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2019	2019

TOTAL OB/XF												
12,725												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W56 S27 E23 UOP= S8 E18 N8 W18 E33 N27\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	100		RSF/MB	81.00	205.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	18,500.00	18,500.00	18,500							