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

2027

09-4S-16-02818-103

BUILDING CHARACTERISTICS

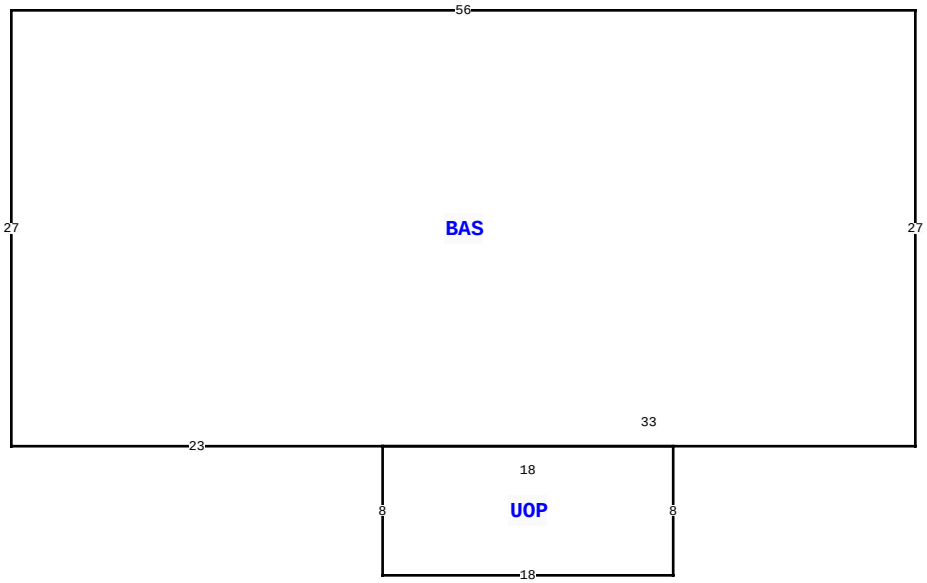
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	112,884
UOP	144	25		36	2,688
TOTALS	1,656			1,548	115,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,548	123.5000	114.86	177,803	1996	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2026 Heated Area: 1512 HX Base Yr 2026



226 SW LYNNWOOD AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,572
TOTAL MARKET OB/XF VALUE		12,725
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		146,797
SOH/AGL Deduction		0
ASSESSED VALUE		146,797
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,386
TOTAL JUST VALUE		146,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,035

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E23 UOP= S8 E18 N8 W18$ E33 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	50	2007	2007	3	50	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	25	450.00	UT	2.50	2.50	100	2007	2007	3	100	1,125	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 12,725

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 03/28/2024 BY TP Total Acres: 0.85 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS