LOT 4 BLK A TROY HEIGHTS S/D.

841-2168, CT 993-1749, 997-873,

BIRK BRIAN JOHN/ANDREWS JILL
262 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2027

09-4S-16-02818-104

BUILDING CHARACTERISTICS

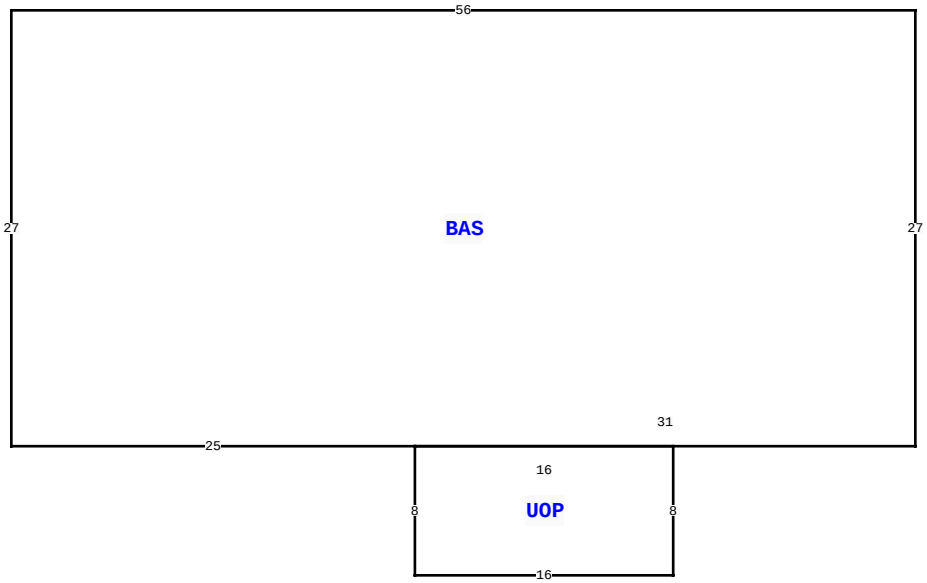
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,512	100		1,512	39,953
UOP	128	25		32	846
TOTALS	1,640			1,544	40,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,544	110.1050	66.06	101,997	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1512 HX Base Yr



262 SW LYNNWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	230.00	UT	4.50	4.50	70	1997	1997	3	70	725	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	60	1997	1997	3	60	360	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,799
TOTAL MARKET OB/XF VALUE	9,285
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	68,584
SOH/AGL Deduction	0
ASSESSED VALUE	68,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,584
TOTAL JUST VALUE	68,584
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,584

LAND:1:1: 0.85 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12630	M H	125	06/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/2106	9/15/2026	TR	Q	I	01	155,000
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BIRK BRIAN JOHN						
1531/30	12/17/2024	TR	U	I	11	100
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BAILEY DOROTHY H LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E25 UOP= S8 E16N8 W16$ E31 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,285

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	0		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