

LOT 4 BLK A TROY HEIGHTS S/D.
841-2168, CT 993-1749, 997-873,

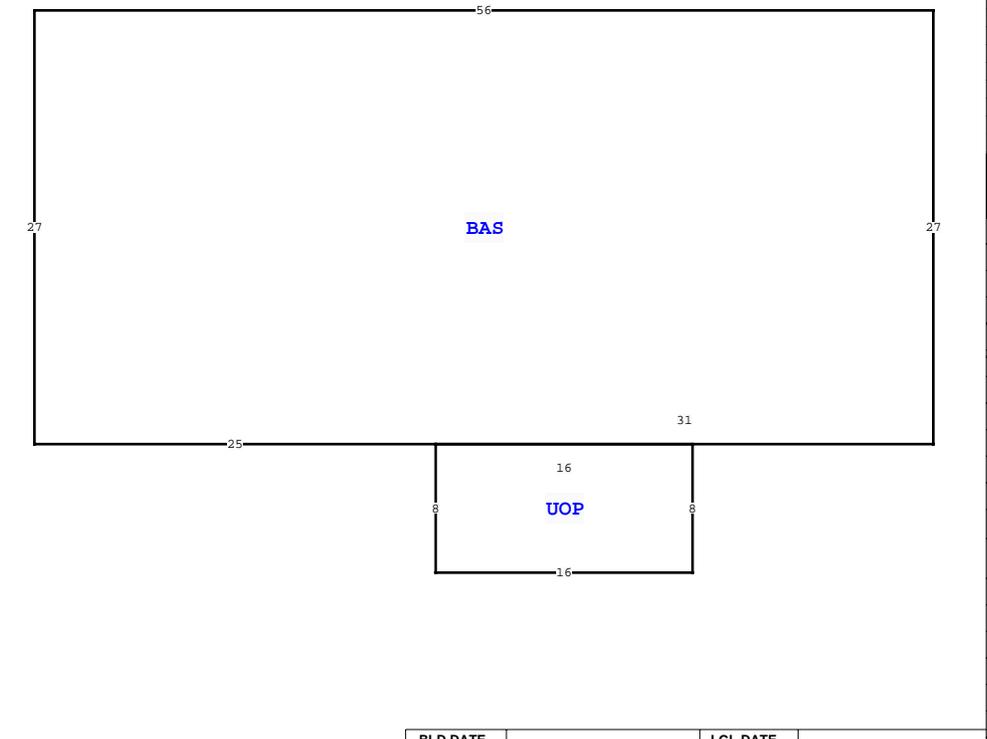
BAILEY DOROTHY H LIVING TRUST DATED MARCH 16, 2023
234 SW SCOTT PLACE
LAKE CITY, FL 32024

2026

09-4S-16-02818-104

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

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	69.37	107,107	1997	1997	0	0	60.00	40.00



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	41,955
UOP	128	25		32	888
TOTALS	1,640			1,544	42,843

262 SW LYNNWOOD AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			42,843
TOTAL MARKET OB/XF VALUE			9,285
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			70,628
SOH/AGL Deduction			0
ASSESSED VALUE			70,628
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			70,628
TOTAL JUST VALUE			70,628
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,584
LAND:1:1: 0.85 AC.			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/30	12/17/2024	TR	U	I	11	100
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BAILEY DOROTHY H LI						
1488/575	3/16/2023	WD	U	I	11	100
GRANTOR: BAILEY DOROTHY H						
GRANTEE: BAILEY DOROTHY H LI						

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	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	230.00	UT	4.50	4.50	70	1997	1997	3	70	725	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	120.00	UT	5.00	5.00	60	1997	1997	3	60	360	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S27 E25 UOP= S8 E16N8 W16S E31 N27S.	

LAND DESCRIPTION																	TOTAL OB/XF									
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	0		RSF/MR	81.00	205.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500									