LOT 5 BLK A TROY HEIGHTS S/D.
821-2080, 938-87, WD 996-2719, W

JIMENEZ VALERIA/VENEGAS OTONIEL JR
296 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2027

09-4S-16-02818-105

BUILDING CHARACTERISTICS

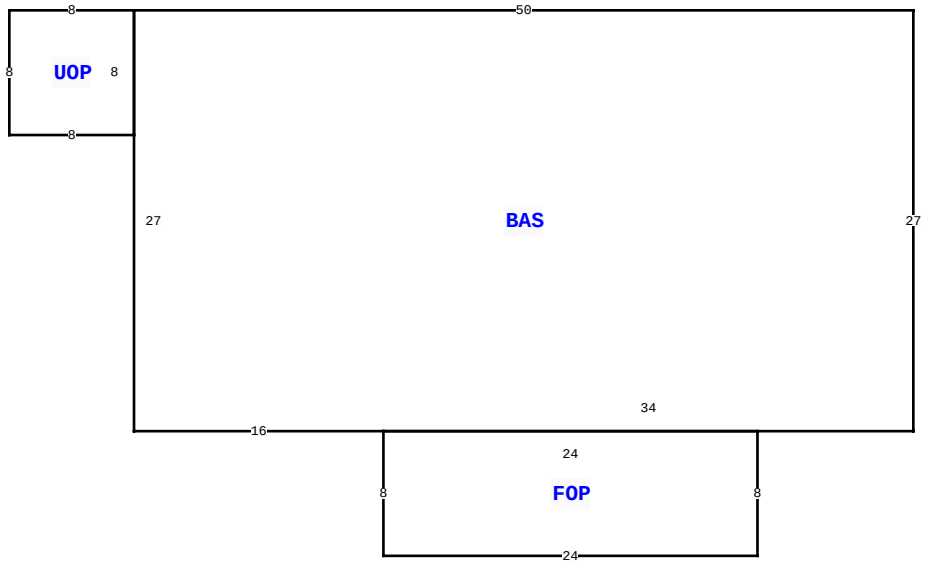
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	1,350	100		1,350	93,033
FOP	192	35		67	4,617
UOP	64	25		16	1,102
TOTALS	1,606			1,433	98,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,433	114.0000	106.02	151,927	1996	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2020 Heated Area: 1350 HX Base Yr 2020



296 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	0166	CONC,PAVMT	0	100	23	23	529.00	UT	3.00	3.00	100	0	0	3	100	1,587	
2	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	0	0	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	0120	CLFENCE 4	0	100	0	0	240.00	UT	7.50	7.50	100	2007	2007	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,753
TOTAL MARKET OB/XF VALUE		11,587
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		128,840
SOH/AGL Deduction		36,431
ASSESSED VALUE		92,409
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,998
TOTAL JUST VALUE		128,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38306	MAINT/ALTR	75	07/02/2019
11091	M H	125	04/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/0803	12/12/2019	WD	U	I	12	98,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: VALERIA JIMENEZ & O						
1365/1015	7/24/2018	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UOP= W8 S8 E8 N8 $ S27 E16 FOP= S8 E24 N8 W24 $ E34 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,587

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