

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

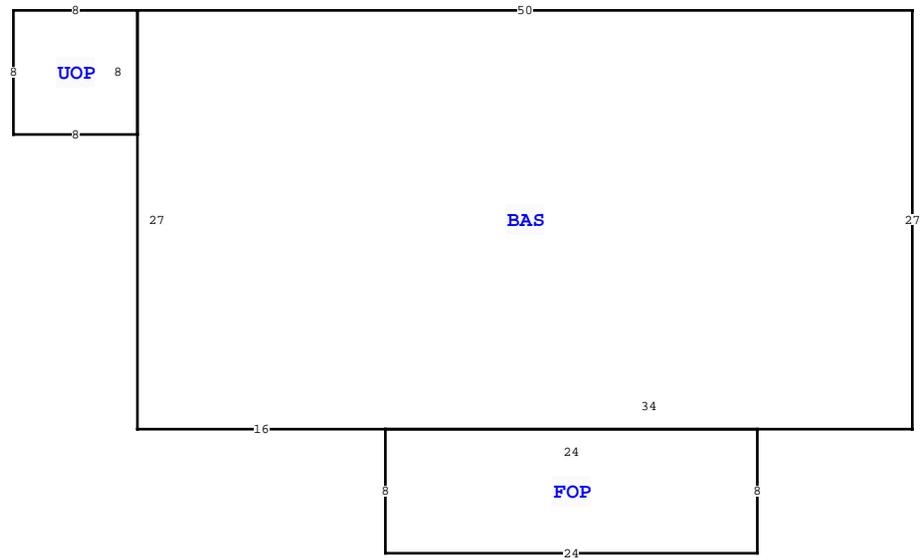
JIMENEZ VALERIA/VENEGAS OTONIEL JR
296 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-105

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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

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	109.44	156,828	1996	2010	0	0	35.00	65.00
1 MANUF 1		100% - 2020		Heated Area: 1350				HX Base Yr 2020			



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	96,034
FOP	192	35		67	4,766
UOP	64	25		16	1,138
TOTALS	1,606			1,433	101,938

296 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			101,938	
TOTAL MARKET OB/XF VALUE			11,587	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			132,025	
SOH/AGL Deduction			42,308	
ASSESSED VALUE			89,717	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			38,306	
TOTAL JUST VALUE			132,025	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			134,508	

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\$.	

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	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	

LAND DESCRIPTION												TOTAL OB/XF												11,587				
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	100		RSF/MB	81.00	205.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500											