LOT 8 BLK A TROY HEIGHTS S/D.
ORB 793-2351, 841-2396, DC 887-1

COVINGTON THOMAS/COVINGTON DEBORAH
152 SW BESSIE GLN
LAKE CITY, FL 32024-3758

2027

09-4S-16-02818-108

BUILDING CHARACTERISTICS

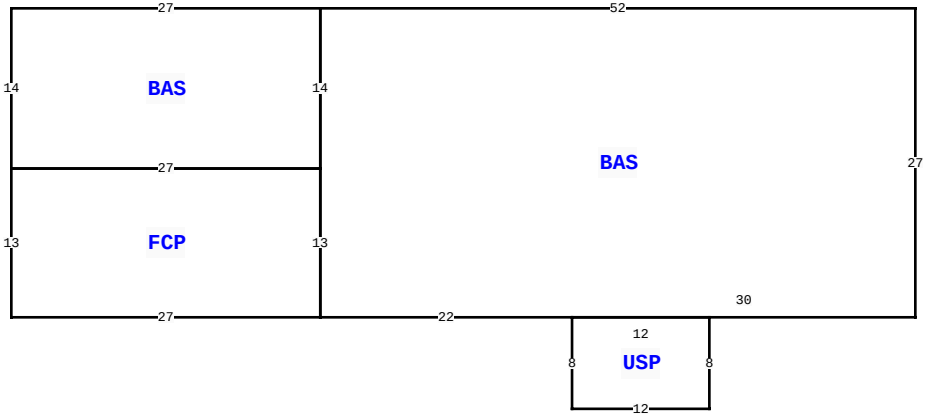
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	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	378	100		378	10,723
BAS	1,404	100		1,404	39,829
FCP	351	25		88	2,496
USP	96	35		34	964
TOTALS	2,229			1,904	54,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,904	118.2000	70.92	135,032	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1782 HX Base Yr 2015



152 SW BESSIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0214	GRN HOUSE	0	100	10	14	1.00	UT	0.00	0.00	100	0	0	3	100	350	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	70	1994	1994	3	70	1,050	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,013
TOTAL MARKET OB/XF VALUE	11,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	87,513
SOH/AGL Deduction	38,218
ASSESSED VALUE	49,295
TOTAL EXEMPTION VALUE	HX HB 13 49,295
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	87,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,513

PRMT:1:1: 28X56 1993

LAND:1:1: 0.68 AC. ADJ;4 NICE LOT,TREES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8602	M H	125	07/18/1994
7824	M H	100	11/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1879	9/02/2014	WD	Q	I	01	58,000
GRANTOR: MARVIN & LANA TOWNSEN						
GRANTEE: THOMAS & DEBORAH CO						
1218/0263	7/15/2011	WD	U	I	38	35,000
GRANTOR: GWENDOLYN S POWELL &						
GRANTEE: MARVIN & LANA TOWNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 BAS= W27 S14 E27 N14$ S14 FCP= W27 S13 E27 N13$ S13E22 USP= S8 E12 N8 W12$ E30 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	55.00	190.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/31/2024 BY KS Total Acres: 0.68 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS