LOT 11 BLK A TROY HEIGHTS S/D.
832-2241, WD 1053-1286, WD 1068-

ROSEMEYER CRIS
175 SW BESSIE GLN
LAKE CITY, FL 32024

2027

09-4S-16-02818-111

BUILDING CHARACTERISTICS

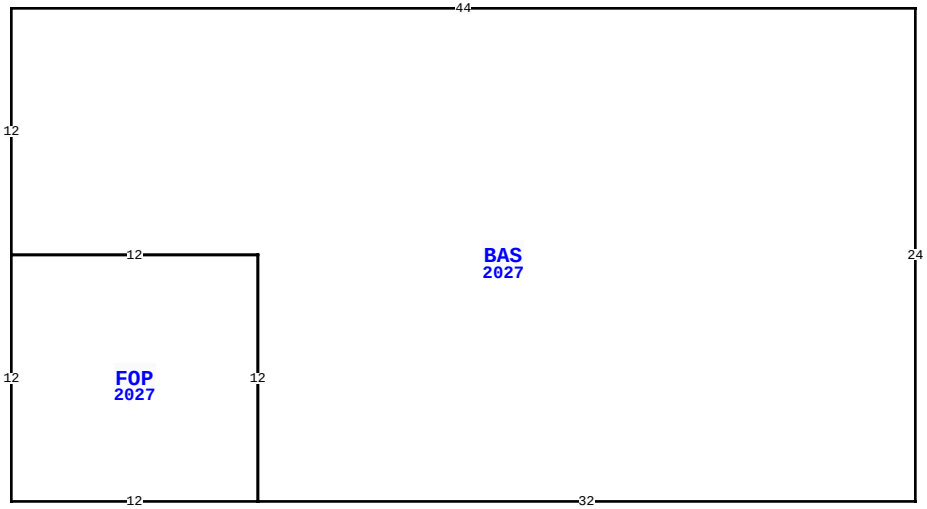
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	912	100	2027	912	93,094
FOP	144	35	2027	50	5,104
TOTALS	1,056			962	98,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	962	112.0000	104.16	100,202	2026	2026	0	0	0	2.00	98.00

2 MANUF 1 100% - 2027 Heated Area: 912 HX Base Yr 2022



175 SW BESSIE GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,198
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	121,898
SOH/AGL Deduction	11,041
ASSESSED VALUE	110,857
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	59,446
TOTAL JUST VALUE	121,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054745	Mobile Home		12/30/2025
23840	M H	500	11/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1341	4/30/2021	WD	Q	I	01	96,000
GRANTOR: LORANDEAU MARY COLLEE						
GRANTEE: ROSEMEYER CRIS						
1068/1459	12/15/2005	WD	Q	V		23,900
GRANTOR: ROYALS MOBILE HOME SA						
GRANTEE: MARY A PLUNKETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=58,19] W44 S12 E12 S12 E32 N24 $
FOP=[YR=2027;ORIG=14,31] E12 S12 W12 N12 $
.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	121.00	190.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/30/2026 BY justin Total Acres: 0.53 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS