

LOT 4 BLK B TROY HEIGHTS S/D.
791-2339, 920-2157, 970-1516, DC

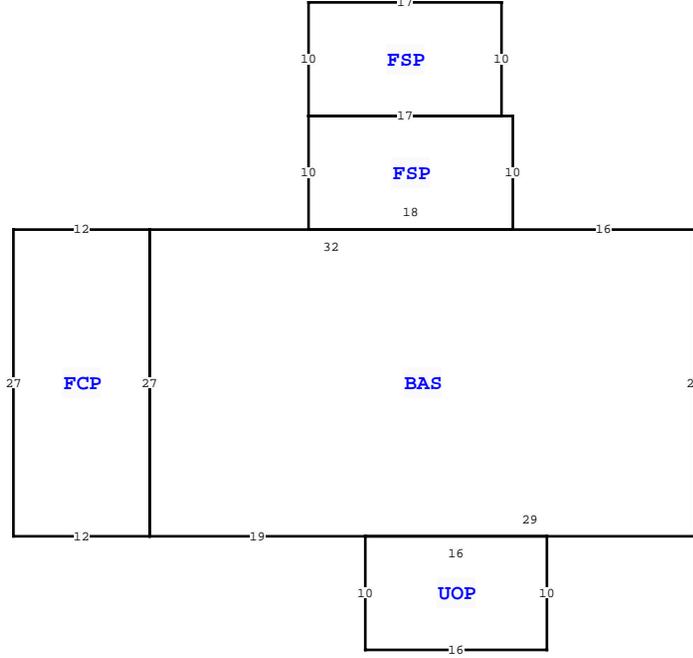
SWEREDOSKI DENNIS RICHARD II/FRENCH MELISSA LEE
347 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2026

09-4S-16-02818-124

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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	1,557	119.0000	114.24	177,872	1995	2010	0	0	35.00	65.00		
1 MANUF 1 100% - 2024 Heated Area: 1296 HX Base Yr 2024													



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		06			
NEIGHBORHOOD/LOC	9416.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	96,236
FCP	324	25		81	6,014
FSP	170	40		68	5,049
FSP	180	40		72	5,346
UOP	160	25		40	2,971
TOTALS	2,130			1,557	115,617

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	0166	CONC, PAVMT	0	100	12	86	UT	1.50	1.50	100	0	0	3	100	1,548	
2	0296	SHED METAL	0	100	10	12	UT	12.00	12.00	100	2007	2007	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	500	
5	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	800	

347 SW LYNNWOOD AVE, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										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				115,617	
TOTAL MARKET OB/XF VALUE				11,288	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				149,405	
SOH/AGL Deduction				0	
ASSESSED VALUE				149,405	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				97,994	
TOTAL JUST VALUE				149,405	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				148,221	
SALE:1:1: SALE FOR VACANT PROP, ASSESSED FOR IMP					
LAND:1:1: 0.51 AC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
8697	M H	125	08/05/1994		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/968	12/15/2023	WD	Q	I	01	180,000
GRANTOR: MURPHY MEGIN						
GRANTEE: SWEREDOSKI DENNIS R						
1414/1042	6/30/2020	WD	U	I	30	98,000
GRANTOR: LISA R POTTS						
GRANTEE: MEGIN & JOSHUA ALLE						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 FSP= N10 W1 FSP= N10 W17 S10 E17\$ W17 S10 E18\$ W32													
FCP= W12 S27 E12 N27\$ S27 E19 UOP= S10 E16 N10 W16\$E29 N27\$.													

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	100		RSF/ML	15.00	195.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							