

LOT 7 BLK B TROY HEIGHTS S/D.
781-721, 837-349, DC 1208-655, W

BOSSARDT JASON BRUCE
247 SW KAMAN DR
LAKE CITY, FL 32024

2026

09-4S-16-02818-127
COLUMBIA COUNTY PROPERTY

ELEMENT		CD	BUILDING CHARACTERISTICS		
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 Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectural	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	1,296	100		1,296	80,675
UOP	48	25		12	747
USP	192	35		67	4,171
TOTALS	1,536			1,375	85,592

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2025	Heated Area: 1296		HX Base Yr 2025				

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	85,592		
TOTAL MARKET OB/XF VALUE	8,790		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	116,882		
SOH/AGL Deduction	2,777		
ASSESSED VALUE	114,105		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	62,694		
TOTAL JUST VALUE	116,882		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	111,105		

PRCL:0:1: 1/22/19: THERSA STANLEY FILED HX FOR 201
SALE:2:1: SALE FOR VACANT PROP, ASSESSED FOR IMPR
LAND:1:1: 0.51 AC. ACCESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8507	M H	125	06/17/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2181	1/19/2024	LE U	I	I	14	100
GRANTOR: GARR JONI						
GRANTEE: BOSSARDT JASON BRUC						
1376/0673	1/14/2019	LE U	I	I	14	100
GRANTOR: THERSA STANLEY (ENH L)						
GRANTEE: JONI S GARR & JASON						

EXTRA FEATURES		247 SW KAMAN DR, LAKE CITY														
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	0	0	1.00	UT	0.00	100	1994	1994	3	100	300	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	100	1994	1994	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	50	

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

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W48 S19 UOP= W6 S8 E6 N8 S8 E20 USP= S12 E16 N12 W16 S E28 N27 S.	

LAND DESCRIPTION		TOTAL OB/XF															8,790							
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							