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

2027

09-4S-16-02818-127

BUILDING CHARACTERISTICS

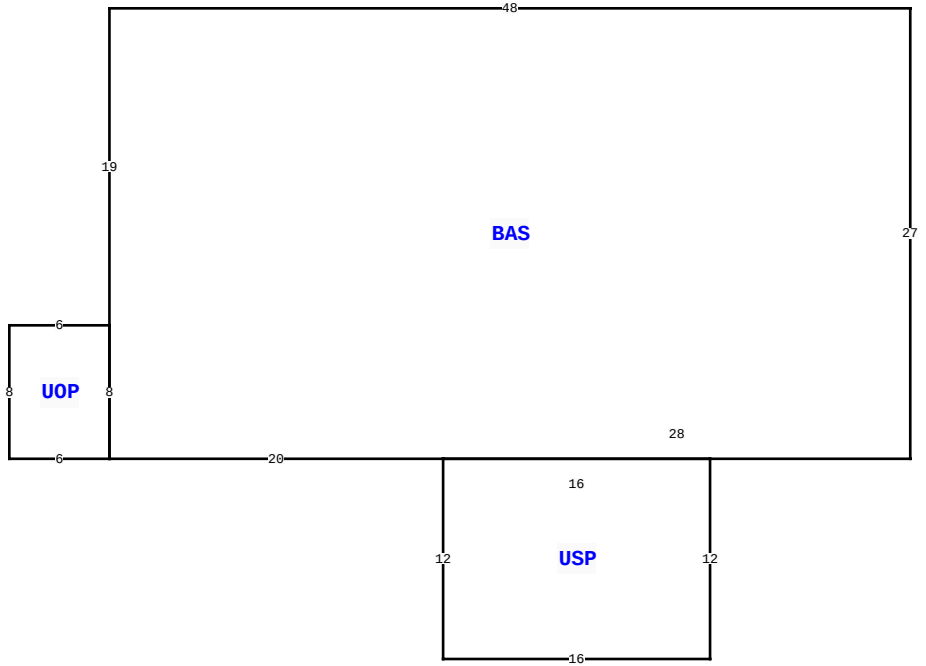
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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	1,296	100		1,296	78,158
UOP	48	25		12	724
USP	192	35		67	4,041
TOTALS	1,536			1,375	82,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,375	117.9000	109.65	150,769	1994	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1296 HX Base Yr 2025



247 SW KAMAN DR, 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1994	1994	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,923
TOTAL MARKET OB/XF VALUE	8,790
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	114,213
SOH/AGL Deduction	0
ASSESSED VALUE	114,213
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	62,802
TOTAL JUST VALUE	114,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,105

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	14	100
GRANTOR: GARR JONI						
GRANTEE: BOSSARDT JASON BRUC						
1376/0673	1/14/2019	LE	U	I	14	100
GRANTOR: THERSA STANLEY (ENH L						
GRANTEE: JONI S GARR & JASON						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,790

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	115.00	195.00	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: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS