

LOT 8 BLK B TROY HEIGHTS S/D.  
780-1655, WD 1451-258, WD 1559-1

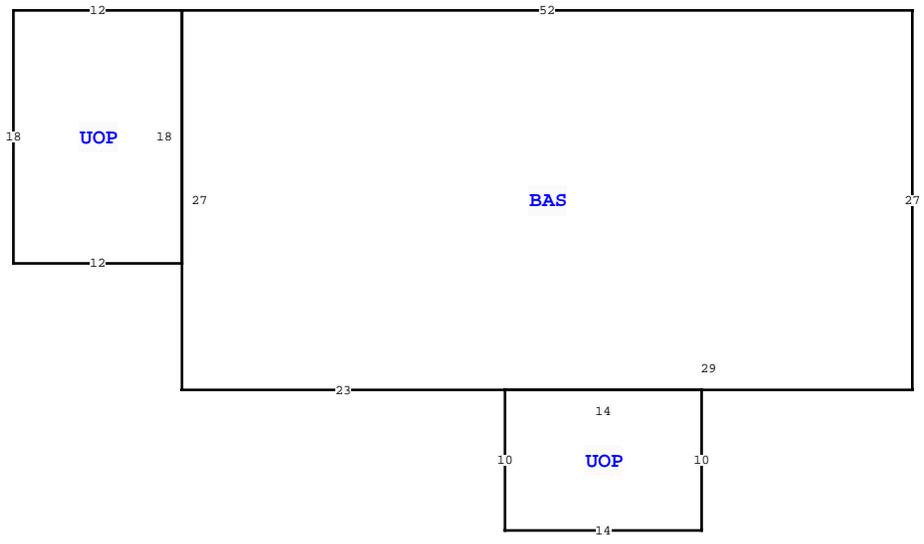
KINKLE CRAIG ALLEN  
225 SW KAMAN DR  
LAKE CITY, FL 32024

**2026**

09-4S-16-02818-128

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
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
BAS	1,404	100	
UOP	140	25	
UOP	216	25	
TOTALS	1,760		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2021	02	1,493	117.9000	110.83	165,469	1993	2010	0	0	35.00	65.00
1 MANUF 1 0% - 2022 Heated Area: 1404 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,555
TOTAL MARKET OB/XF VALUE			8,150
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			138,205
SOH/AGL Deduction			0
ASSESSED VALUE			138,205
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			138,205
TOTAL JUST VALUE			138,205
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,169
LAND:1:1: .51 AC ACCESS			
BLDG:1:1: 1994 MERIT MH			
SALE:1:1: LOT 8 BLK B TROY HEIGHTS .51 AC			
XFOB:1:1: 1994 MERI MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
36917	MAINT/ALTR	75	07/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1295	1/28/2026	WD	Q	I	01	170,000
GRANTOR: JT SR INC						
GRANTEE: KINKLE CRAIG ALLEN						
1451/258	10/22/2021	WD	Q	I	01	120,000
GRANTOR: LEAR JOHN C JR						
GRANTEE: JT SR INC						

EXTRA FEATURES		225 SW KAMAN DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0294	SHED WOOD/	7.50
3	9945	Well/Sept	7,000.00
4	0296	SHED METAL	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 UOP= W12 S18 E12 N18\$ S27 E23 UOP= S10 E14 N10 W14\$ 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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							