LOT 1 BLK C TROY HEIGHTS S/D.
812-2302, 854-2211, 937-1598, 94

JASTRZEMBSKI SHERRI
159 SW LYNNWOOD AVE
LAKE CITY, FL 32024

**2027**

**09-4S-16-02818-131**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 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

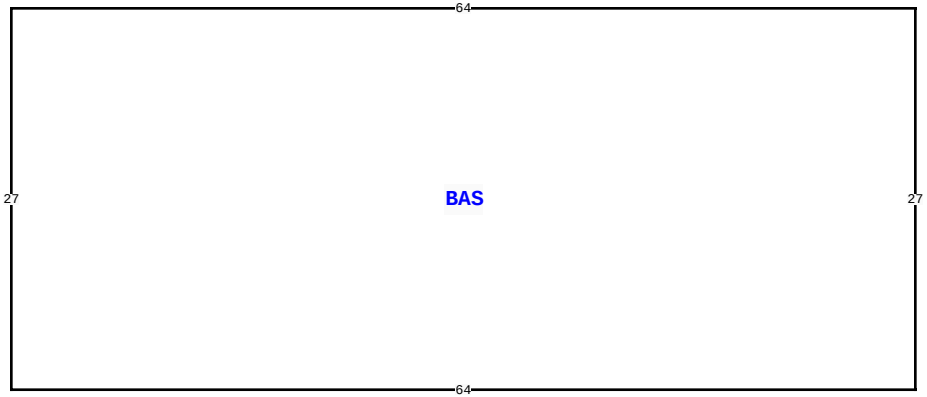
NEIGHBORHOOD/LOC 9416.0100 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,728 | 100 | | 1,728 | 45,578 |
| TOTALS | 1,728 | | | 1,728 | 45,578 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,728 | 109.9000 | 65.94 | 113,944 | 1990 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2019 Heated Area: 1728 HX Base Yr 2019




159 SW LYNNWOOD AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1995 | 1995 | 3 | 100 | 1,200 | |
| 2 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 45,578 |
| TOTAL MARKET OB/XF VALUE | | 9,400 |
| TOTAL LAND VALUE - MARKET | | 13,875 |
| TOTAL MARKET VALUE | | 68,853 |
| SOH/AGL Deduction | | 29,597 |
| ASSESSED VALUE | | 39,256 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 14,256 |
| TOTAL JUST VALUE | | 68,853 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 68,853 |

LAND:1:4: RENTED 2016
LAND:1:3: MH ON LAND FLOODED IN 2012 UN LIVABLE
LAND:1:2: LAND FLOODS
LAND:1:1: 1.01 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050901 | Roof Replacement | 11,030 | 09/24/2024 |
| 10242 | M H | 125 | 09/25/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1318/2290 | 6/14/2016 | WD | Q | I | 01 | 14,000 |
| GRANTOR: DAN R CESEN | | | | | | |
| GRANTEE: SHERRI JASTRZEMBSKI | | | | | | |
| 1282/1217 | 9/30/2014 | WD | Q | V | 01 | 12,200 |
| GRANTOR: GURU KULI HOLDING CO | | | | | | |
| GRANTEE: DAN R CESEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W64 S27 E64 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 9,400

| 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 | 112.00 | 206.00 | 1.00 | LT | | 1.00 | 1.00 | 0.75 | 18,500.00 | 13,875.00 | 13,875 | | | | | | | |

REVIEW DATE 10/21/2024 BY JS Total Acres: 1.00 Total Land Value: 13,875 Market: 0 Agricultural: 0 Common: 13,875 PRINTED 11/17/2026 BY SYS