

LOT 6 BLK C TROY HEIGHTS S/D.  
831-2331, QC 1113-344, QC 1127-1

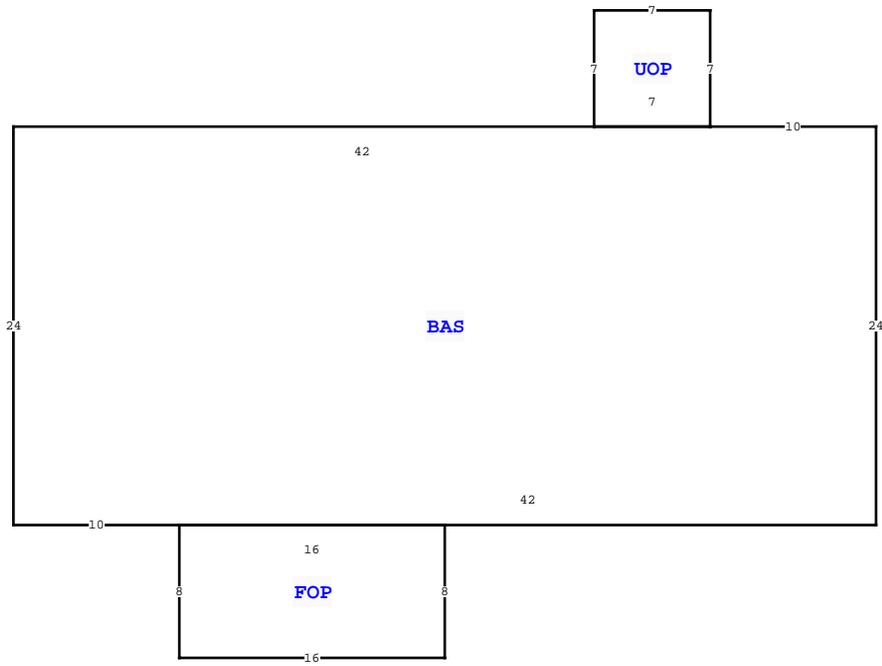
BAILEY DOROTHY H LIVING TRUST DATED MARCH 16, 2023  
2074 SW SISTERS WELCOME RD  
LAKE CITY, FL 32025

**2026**

09-4S-16-02818-136  
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

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
Quality	04	04	
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	1,248	100	
FOP	128	35	
UOP	49	25	
TOTALS	1,425		
			1,305
			35,078

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2024									Heated Area: 1248 HX Base Yr	



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	35,078		
TOTAL MARKET OB/XF VALUE	7,400		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	60,978		
SOH/AGL Deduction	0		
ASSESSED VALUE	60,978		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	60,978		
TOTAL JUST VALUE	60,978		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	60,978		
LAND:1:1: 1.11 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11407	M H	125	07/11/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/33	12/17/2024	TR	U	I	11	100
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BAILEY DOROTHY H LI						
1488/575	3/16/2023	WD	U	I	11	100
GRANTOR: BAILEY DOROTHY H						
GRANTEE: BAILEY DOROTHY H LI						

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	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0130	CLFENCE	5	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

TOTAL OB/XF													
166 SW KAMAN DR, LAKE CITY													
TOTAL OB/XF 7,400													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W10 UOP= N7 W7 S7 E7 \$ W42 S24 E10 FOP= S8 E16 N8 W16 \$ E42 N24 \$.													

LAND DESCRIPTION																								
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	0		RSF/ME	05.00	321.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							