

LOT 9 BLK C TROY HEIGHTS S/D.
819-1769, 873-2427 THRU 2433, 87

WILLIS IVY LEE IV
224 SW KAMAN DR
LAKE CITY, FL 32024

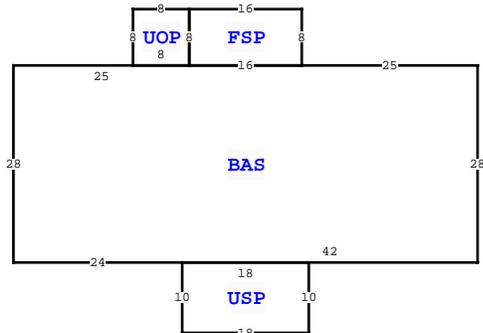
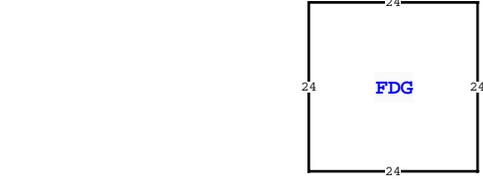
2026

09-4S-16-02818-139
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	04 PLYWOOD 90
Interior Wall	05 DRYWALL 10
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 Units	01 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,410	117.0000	70.20	169,182	1985	1985	0	0	60.00	40.00	

1 MOBILE HME 100% - 2001 Heated Area: 1848 HX Base Yr 2001



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	1,848	100		1,848	51,892
FDG	576	75		432	12,130
FSP	128	40		51	1,432
UOP	64	25		16	449
USP	180	35		63	1,769
TOTALS	2,796			2,410	67,673

224 SW KAMAN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,673
TOTAL MARKET OB/XF VALUE		14,732
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		102,755
SOH/AGL Deduction		46,662
ASSESSED VALUE		56,093
TOTAL EXEMPTION VALUE	HX HB	31,093
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10955	GARAGE	50	03/29/1996
10925	M H	125	03/22/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/832	5/20/2022	QC	U	I	11	100

GRANTOR: WILLIS IVY LEE III
GRANTEE: WILLIS IVY LEE III
0914/2019 11/20/2000 WD Q I 62,500
GRANTOR: GLEN & MARY COX
GRANTEE: EVY L III & GERTRUD

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W25 FSP= N8 W16 S8 E16\$ W16 UOP= N8 W8 S8 E8\$ W25 S28 E24 USP= S10 E18 N10 W18\$ E42 N28\$ PTR= N30 FDG= N24 W24 S24 E24\$ S30\$.	

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,120.00	UT	1.50	1.50	100	1996	1996	3	100	3,180	
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	7	168.00	UT	3.00	3.00	60	1999	1999	3	60	302	
5	0120	CLFENCE 4	0	100	0	300.00	UT	7.50	7.50	100	2007	2007	3	100	2,250	
6	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION TOTAL OB/XF 14,732

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/MBL	48.00	295.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							