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

2027

09-4S-16-02818-139

BUILDING CHARACTERISTICS

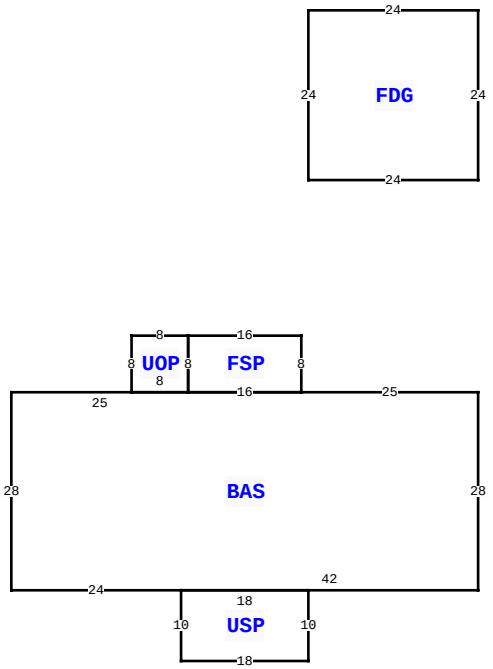
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,848	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

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	0	60.00	40.00

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



224 SW KAMAN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,120.00	UT	1.50	1.50	100	1996	1996	3	100	3,180	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0251	LEAN TO W/	0	100	7	24	168.00	UT	3.00	3.00	60	1999	1999	3	60	302	
5	0120	CLFENCE 4	0	100	0	0	300.00	UT	7.50	7.50	100	2007	2007	3	100	2,250	
6	0070	CARPORT UF	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		67,673
TOTAL MARKET OB/XF VALUE		14,732
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		102,755
SOH/AGL Deduction		44,979
ASSESSED VALUE		57,776
TOTAL EXEMPTION VALUE	HX HB	32,776
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

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$.

LAND DESCRIPTION

TOTAL OB/XF 14,732

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	148.00	295.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 01/25/2024 BY KS Total Acres: 1.00 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/17/2026 BY SYS