LOT 14 BLOCK A TROY HEIGHTS
S/D UNIT 2.
696-448, 950-383, 1187-1591,

CASWELL NICOLE JEAN
226 NW JITTERBUG WAY
LAKE CITY, FL 32055

2027

09-4S-16-02818-214

BUILDING CHARACTERISTICS

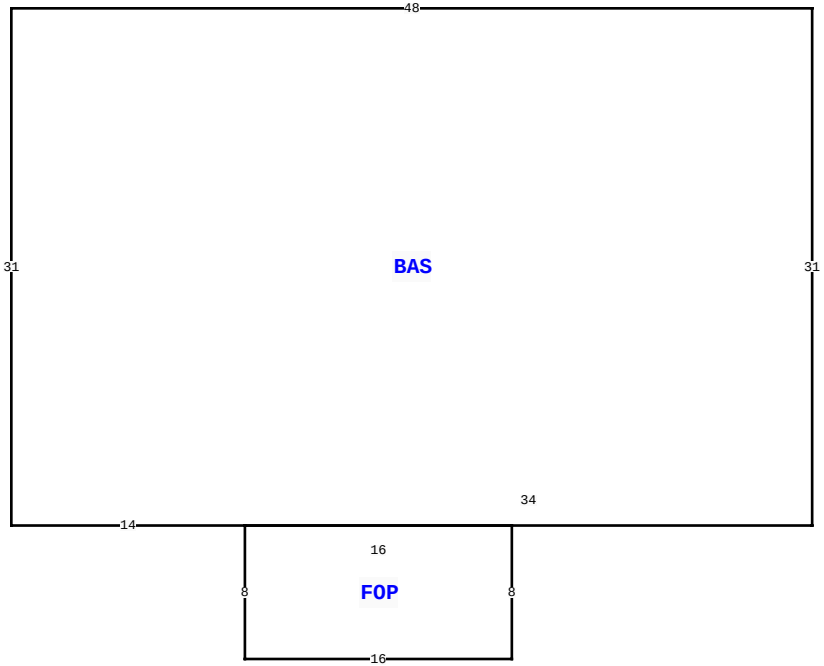
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,488	100		1,488	92,095
FOP	128	35		45	2,785
TOTALS	1,616			1,533	94,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,533	121.0000	112.53	172,508	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1488 HX Base Yr



432 SW LYNNWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
4	0214	GRN HOUSE	0	0	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	94,879
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	126,379
SOH/AGL Deduction	0
ASSESSED VALUE	126,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,379
TOTAL JUST VALUE	126,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16538	M H	125	01/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/1953	9/28/2018	WD	Q	I	01	72,000
GRANTOR: JAMES C JR & AMANDA S						
GRANTEE: NICOLE JEAN CASWELL						
1357/0283	3/29/2018	WD	Q	I	01	40,000
GRANTOR: CHRISTY DAWN PILKINGT						
GRANTEE: JAMES C JR & AMANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S31 E14 FOP= S8 E16 N8 W16$ E34 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 01/31/2024 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS