LOT 16 BLOCK A TROY HEIGHTS S/D
696-448, 958-777, WD 1117-429, W

CARMAN JOAN M
150 SW DUBLIN GLN
LAKE CITY, FL 32024

2026

09-4S-16-02818-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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	1,620	100		1,620	95,399
FSP	272	40		109	6,419
UOP	64	25		16	942
USP	72	35		25	1,472
TOTALS	2,028			1,770	104,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,770	113.9000	107.07	189,514	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1620 HX Base Yr 2008

150 SW DUBLIN GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,233
TOTAL MARKET OB/XF VALUE		11,678
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		134,411
SOH/AGL Deduction		64,434
ASSESSED VALUE		69,977
TOTAL EXEMPTION VALUE	HX HB SX WX	69,977
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		134,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19641	M H	125	06/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1529/958	11/27/2024	LE	U	I	14	100
GRANTOR: CARMAN JOAN M						
GRANTEE: CARMAN JOAN M (ENH						
1529/957	11/27/2024	QC	U	I	11	100
GRANTOR: CARMAN BRIAN						
GRANTEE: CARMAN JOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N16 W17 S16 E17$ W17 USP= N8 W9 S8 E9$ W31 S27 E37 UOP= S8 E8 N8 W8$ E23 N27$.

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	0060	CARPORT F	0	100	15	22	330.00	UT	5.00	5.00	100	2002	2002	3	100	1,650	
2	0166	CONC,PAVMT	0	100	0	0	1,154.00	UT	2.00	2.00	100	2002	2002	3	100	2,308	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	12	144.00	UT	5.00	5.00	100	2002	2002	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 11,678

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/31/2024 BY KS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/25/2026 BY SYS