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

**2027**

**09-4S-16-02818-216**

## 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 | 94,384 |
| FSP | 272 | 40 | | 109 | 6,350 |
| UOP | 64 | 25 | | 16 | 932 |
| USP | 72 | 35 | | 25 | 1,456 |
| TOTALS | 2,028 | | | 1,770 | 103,123 |

## 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 | 105.93 | 187,496 | 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 | 04/14/2026 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 103,123 |
| TOTAL MARKET OB/XF VALUE | 11,678 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 137,301 |
| SOH/AGL Deduction | 65,225 |
| ASSESSED VALUE | 72,076 |
| TOTAL EXEMPTION VALUE | HX HB SX WX 72,076 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 137,301 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 138,411 |

| 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$.

## 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 | 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