LOT 20 BLOCK A TROY HEIGHTS S/D

696-448, 872-477, PB 1434-1331,

COON DONALD GRATZER
175 SW DUBLIN GLN
LAKE CITY, FL 32024

2027

09-4S-16-02818-220

BUILDING CHARACTERISTICS

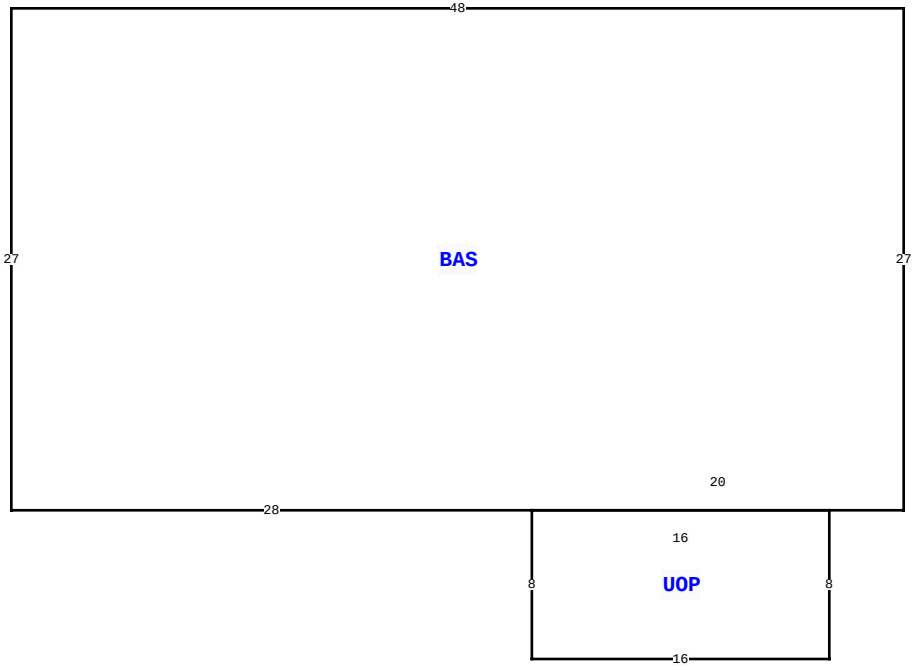
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	36,050
UOP	128	25		32	890
TOTALS	1,424			1,328	36,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,328	115.9000	69.54	92,349	1999	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1296 HX Base Yr 2022



175 SW DUBLIN GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,940
TOTAL MARKET OB/XF VALUE	11,650
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	71,090
SOH/AGL Deduction	18,998
ASSESSED VALUE	52,092
TOTAL EXEMPTION VALUE	HX HB SX 52,092
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	71,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,090

LAND:1:1: 0.52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14804	M H	125	12/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/2051	4/22/2021	QC	U	I	11	100
GRANTOR: IFKOWITZ RONALEE ANN						
GRANTEE: COON DONALD GRATZER						
1434/1331	4/08/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: IFKOWITZ RONALEE AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E28 UOP= S8 E16 N8 W16$ E20 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	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	7.50	7.50	100	2007	2007	3	100	2,250	
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	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,650

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 JB Total Acres: 0.52 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS