

LOT 23 BLOCK A TROY HEIGHTS S/D  
696-448, 1006-2877, WD 1199-1873

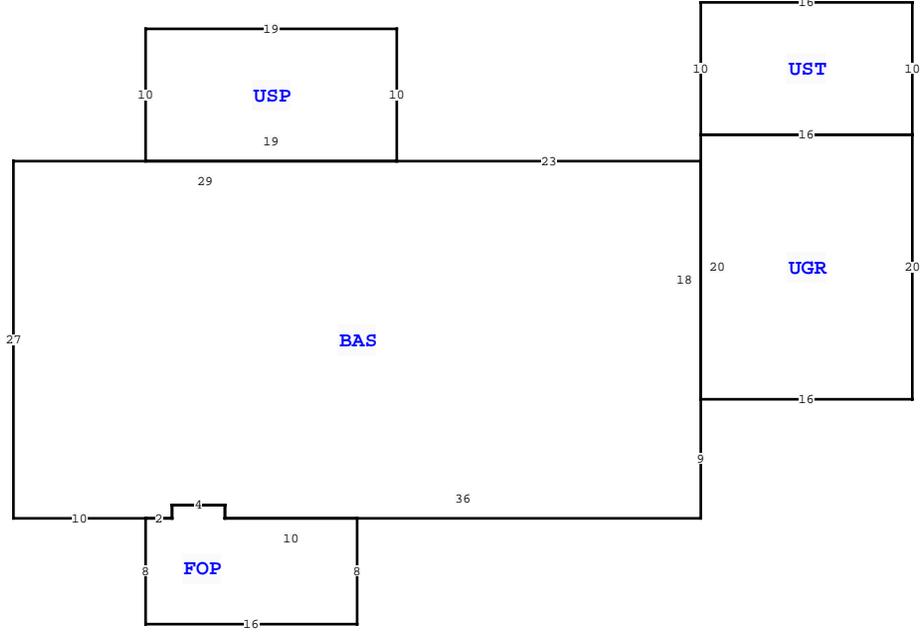
REYNOLDS ROBERT T/REYNOLDS KATHY ANN  
514 SW LYNNWOOD AVE  
LAKE CITY, FL 32024

**2026**

09-4S-16-02818-223

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,728	115.9000	108.95	188,266	1997	1997	0	0	45.00	55.00		
1 MANUF 1 100% - 2022 Heated Area: 1400 HX Base Yr 2022													



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
BAS	1,400	100
FOP	132	35
UGR	320	45
USP	190	35
UST	160	45
TOTALS	2,202	1,728

514 SW LYNNWOOD AVE, LAKE CITY

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

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3
2	0166	CONC, PAVMT	0	100	0	0	725.00	UT	2.00	2.00	100	2014	2014	3
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3

TOTAL OB/XF 9,650

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0200	C	MBL HM	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			103,546
TOTAL MARKET OB/XF VALUE			9,650
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			135,696
SOH/AGL Deduction			40,661
ASSESSED VALUE			95,035
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			43,624
TOTAL JUST VALUE			135,696
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050300	Roof Replacement	10,000	07/09/2024
21531	M H	393	02/19/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/483	4/01/2021	WD	U	I	35	124,900
GRANTOR: SEIJO SANDRA						
GRANTEE: REYNOLDS ROBERT T						
1313/2641	5/09/2016	WD	Q	I	01	72,000
GRANTOR: CLAIRE J JAGOE (INDIV)						
GRANTEE: WILLIAM C BROWN & S						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W23 USP= N10 W19 S10 E19\$ W29 S27 E10 FOP= S8 E16 N8 W10 N1 W4 S1 W2\$ E2 N1 E4 S1 E36 N9 UGR= E16 N20 UST= N10 W16 S10 E16\$ W16 S20\$ N18\$.													