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

2027

09-4S-16-02818-223

BUILDING CHARACTERISTICS

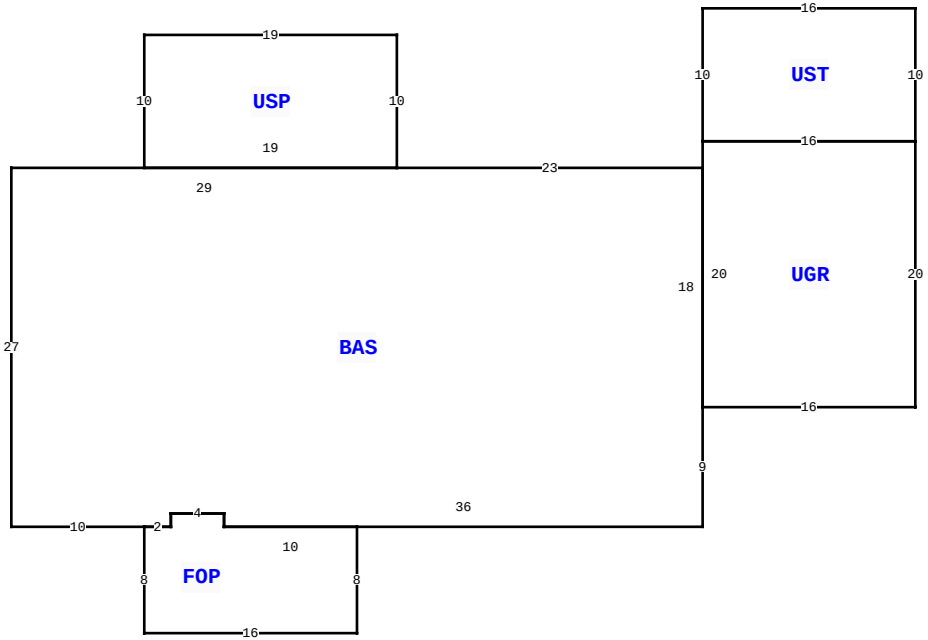
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,400	100		1,400	82,998
FOP	132	35		46	2,727
UGR	320	45		144	8,537
USP	190	35		66	3,913
UST	160	45		72	4,269
TOTALS	2,202			1,728	102,444

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	107.79	186,261	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1400 HX Base Yr 2022



514 SW LYNNWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	725.00	UT	2.00	2.00	100	2014	2014	3	100	1,450	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	102,444
TOTAL MARKET OB/XF VALUE	9,650
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	134,594
SOH/AGL Deduction	36,708
ASSESSED VALUE	97,886
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	46,475
TOTAL JUST VALUE	134,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,696

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$.

LAND DESCRIPTION

TOTAL OB/XF 9,650

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 09/09/2024 BY jerry Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS