LOT 26 BLOCK A TROY HEIGHTS S/D

696-448, 978-2727, WD 1100-2115,

JTSR INC
1703 OHIO AVE N
LIVE OAK, FL 32064

2027

09-4S-16-02818-226

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

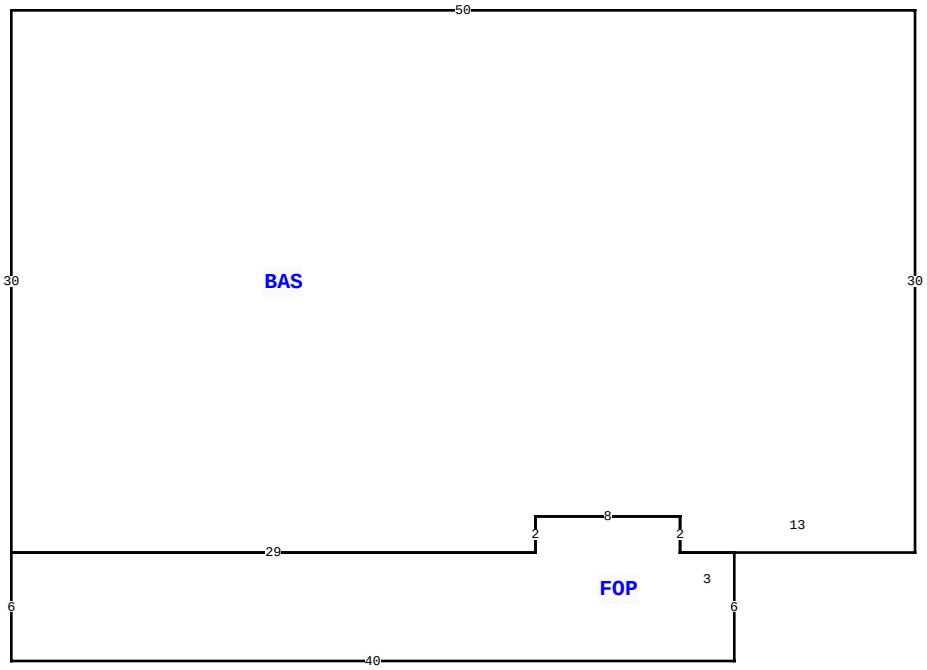
NEIGHBORHOOD/LOC 9416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	107,649
FOP	256	35		90	6,529
TOTALS	1,740			1,574	114,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,574	120.0000	111.60	175,658	2003	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2022 Heated Area: 1484 HX Base Yr



120 SW MCGRIFF LN, 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	0296	SHED METAL	0	0	10	12	120.00	UT	12.00	12.00	100	2007	2007	3	100	1,440	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	14	20	280.00	UT	2.50	2.50	100	2007	2007	3	100	700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,178
TOTAL MARKET OB/XF VALUE	9,340
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	146,018
SOH/AGL Deduction	0
ASSESSED VALUE	146,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,018
TOTAL JUST VALUE	146,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20586	M H	125	04/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1037	10/12/2021	WD	Q	I	01	129,900
GRANTOR: HARRIS JEFFERY A						
GRANTEE: JTSR INC						
1395/0844	9/26/2019	LE	U	I	14	100
GRANTOR: MERLDEN R WILLIAMS (E						
GRANTEE: JEFFERY A & CONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S30 FOP= S6 E40 N6 W3 N2 W8 S2 W29$ E29 N2 E8 S2 E13 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,340

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	0		*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 01/03/2024 BY KS Total Acres: 0.53 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS