LOT 30 BLOCK A TROY HEIGHTS S/D

696-448, 922-750, 1042-2895, QC

WHITEHURST STEPHANIE
143 SW MCGRIFF LN
LAKE CITY, FL 32024

2027

09-4S-16-02818-230

BUILDING CHARACTERISTICS

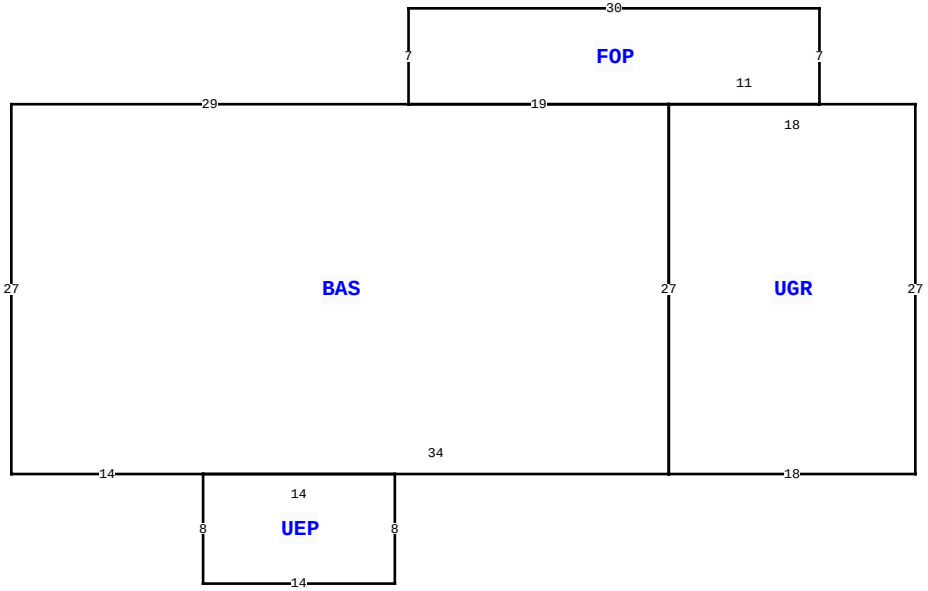
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	36,672
FOP	210	35		74	2,094
UEP	112	70		78	2,207
UGR	486	45		219	6,197
TOTALS	2,104			1,667	47,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,667	117.9000	70.74	117,924	2001	2001	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1296 HX Base Yr 2025



143 SW MCGRIFF LN, 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	0296	SHED METAL	0	100	8	10	80.00	UT	4.00	4.00	100	2001	2001	3	100	320	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,170
TOTAL MARKET OB/XF VALUE	8,620
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	78,290
SOH/AGL Deduction	0
ASSESSED VALUE	78,290
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	26,879
TOTAL JUST VALUE	78,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,290

LAND:1:1: 0.52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049944	Roof Replacement	0	05/23/2024
18280	GARAGE	70	05/16/2001
18057	M H	125	03/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/549	7/22/2024	WD	Q	I	01	95,000
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: WHITEHURST STEPHANI						
1488/566	4/11/2023	WD	U	I	11	100
GRANTOR: BAILEY DOROTHY H						
GRANTEE: BAILEY DOROTHY H LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S27 E14 UEP= S8 E14 N8 W14$ E34 UGR= E18 N27 W18 S27$ N27 FOP= E11 N7 W30 S7 E19$ W19$.

LAND DESCRIPTION

TOTAL OB/XF 8,620

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 09/20/2024 BY ME Total Acres: 0.52 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS