LOT 33 BLOCK A TROY HEIGHTS S/D

696-448, 854-1260, DC 1475-749,

ANDERSON JOSHUA
312 SW PILOTS WAY
LAKE CITY, FL 32024

2027

09-4S-16-02818-233

BUILDING CHARACTERISTICS

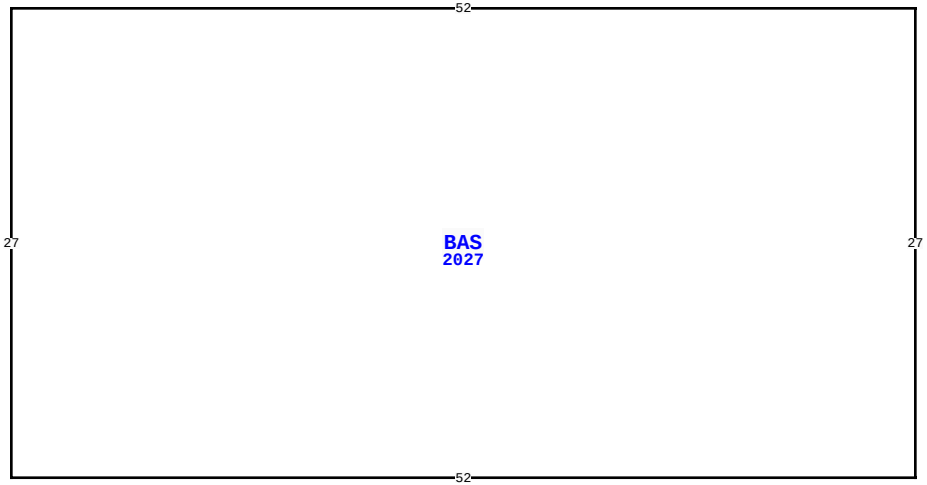
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,404	100	2027	1,404	123,939
TOTALS	1,404			1,404	123,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.0000	105.09	147,546	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 0% - 2027 Heated Area: 1404 HX Base Yr



209 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,939
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	146,439
SOH/AGL Deduction	0
ASSESSED VALUE	146,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,439
TOTAL JUST VALUE	146,439
NCON VALUE	123,939
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,500

LAND:1:1: 0.55 AC

SALE:1:1: TO CORRECT DEED AT ORB 854-1260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055143	Mobile Home		03/03/2026
000054960	Right-of-Way Acce		02/05/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/377	5/12/2025	TR	Q	V	01	30,000
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: ANDERSON JOSHUA						
1533/534	2/04/2025	TR	U	V	11	100
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BAILEY DOROTHY H LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=13,4] E52 S27 W52 N27 $

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LAND DESCRIPTION

TOTAL OB/XF 0

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 08/10/2026 BY NH Total Acres: 0.54 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS