

LOT 12 BLOCK B TROY HEIGHTS  
S/D UNIT 2. ORB 696-448,  
865-934,

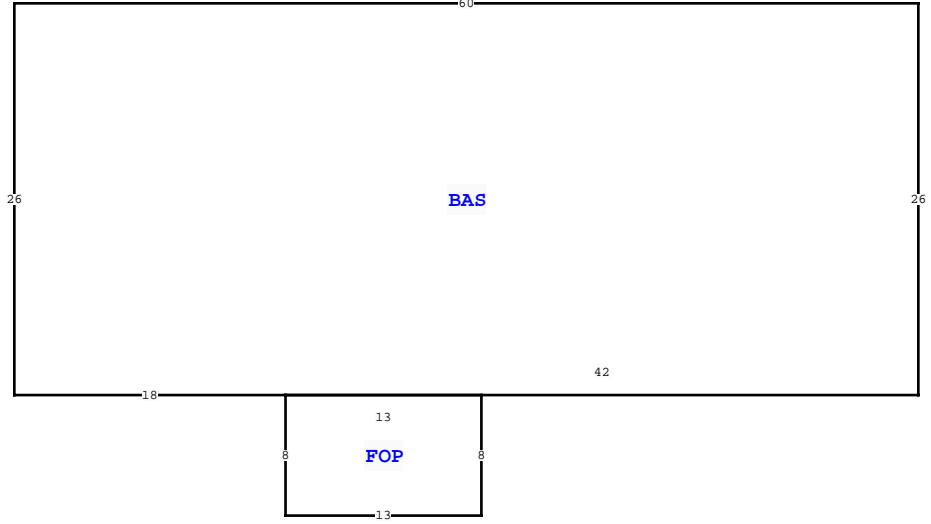
GRAY HELEN L  
431 SW LYNNWOOD AVE  
LAKE CITY, FL 32024

2026

09-4S-16-02818-252

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN 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
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
BAS	1,560	100	
FOP	104	35	
TOTALS	1,664		1,596 45,160

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	1999		Heated Area: 1560					HX Base Yr 1999	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				45,160		
TOTAL MARKET OB/XF VALUE				8,832		
TOTAL LAND VALUE - MARKET				22,500		
TOTAL MARKET VALUE				76,492		
SOH/AGL Deduction				29,018		
ASSESSED VALUE				47,474		
TOTAL EXEMPTION VALUE				HX HB 25,000		
BASE TAXABLE VALUE				22,474		
TOTAL JUST VALUE				76,492		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				72,492		
LAND:1:1: 0.50 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
37028	MAINT/ALTR	75	07/26/2018			
14402	M H	125	08/13/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0865/0934	8/28/1998	WD	Q	V		14,500
GRANTOR: BAILEY						
GRANTEE: GRAY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 S26 E18 FOP= S8 E13 N8 W13\$ E42 N26\$.						

EXTRA FEATURES												431 SW LYNNWOOD AVE, LAKE CITY				
L N	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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1998	1998	3	100	1,200	
2	0070	CARPORT UF	0	100	12	20		240.00	UT 3.00	60	1996	1996	3	60	432	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	200	
TOTALS												8,832				

LAND DESCRIPTION												TOTAL OB/XF												
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	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							