LOT 13 BLOCK B TROY HEIGHTS S/D
696-448, 884-580, WD 995-2403, W

BENNETT NELLIE LOUISE/BENNETT JERRY K
447 SW LYNNWOOD AVE
LAKE CITY, FL 32024

2027

09-4S-16-02818-253

BUILDING CHARACTERISTICS

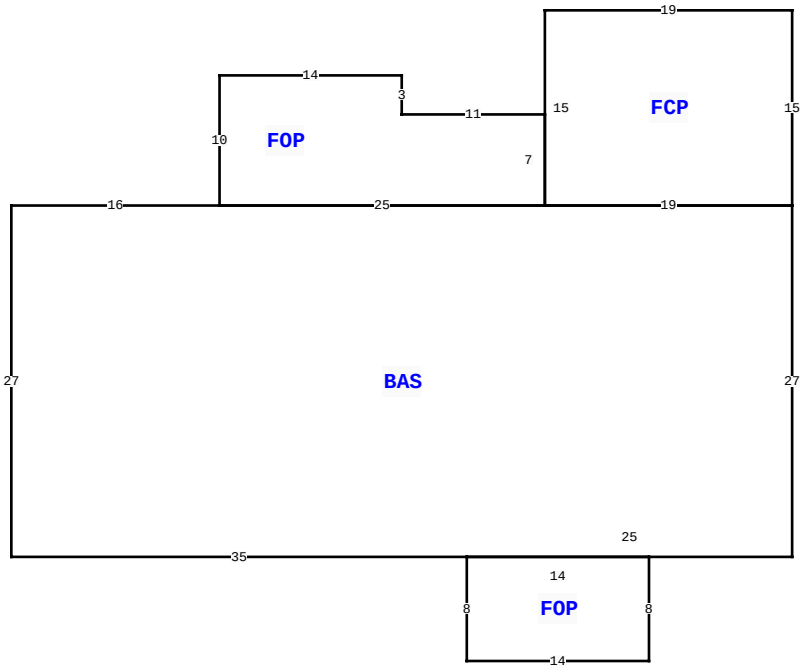
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0100	SINGLE FAMILY
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	1,620	100		1,620	97,698
FCP	285	25		71	4,282
FOP	112	35		39	2,352
FOP	217	35		76	4,583
TOTALS	2,234			1,806	108,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,806	117.9000	109.65	198,028	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1620 HX Base Yr 2005



447 SW LYNNWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,915
TOTAL MARKET OB/XF VALUE	13,640
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	145,055
SOH/AGL Deduction	64,925
ASSESSED VALUE	80,130
TOTAL EXEMPTION VALUE	HX HB SX 80,130
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	145,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042443	Roof Replacement	7,000	07/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/607	5/29/2025	QC	U	I	11	100
GRANTOR: BENNETT NELLIE LOUISE						
GRANTEE: BENNETT NELLIE LOUI						
1475/1038	9/14/2022	QC	U	I	11	100
GRANTOR: BENNETT JERRY K						
GRANTEE: BENNETT NELLIE LOUI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S27 E35 FOP= S8 E14 N8 W14$ E25 N27 FCP= N15 W19 S15 E19$ W19 FOP= N7 W11 N3 W14 S10 E25$ W25$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
6	0166	CONC,PAVMT	0	100	0	0	1,420.00	UT	2.00	2.00	100	2014	2014	3	100	2,840	

LAND DESCRIPTION

TOTAL OB/XF 13,640

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 01/31/2024 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS