

LOTS 14 & 15 BLOCK B TROY
 HEIGHTS/D UNIT 2. ORB 696-448,
 837-758, 959-1931.

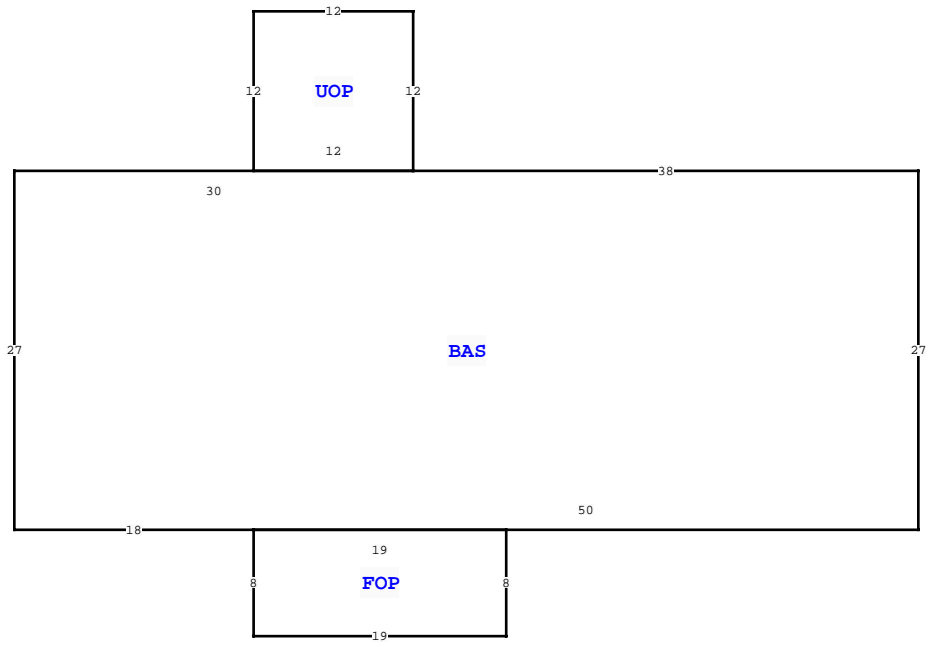
GRIFFIS NETTLES NANJI LYNN
 495 SW LYNNWOOD AVE
 LAKE CITY, FL 32024

2026

09-4S-16-02818-255

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	51,070
FOP	152	35		53	1,474
UOP	144	25		36	1,001
TOTALS	2,132			1,925	53,546

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%	- 1998		Heated Area: 1836					HX Base Yr 1998		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			53,546
TOTAL MARKET OB/XF VALUE			10,130
TOTAL LAND VALUE - MARKET			37,000
TOTAL MARKET VALUE			100,676
SOH/AGL Deduction			35,062
ASSESSED VALUE			65,614
TOTAL EXEMPTION VALUE	HX HB		40,614
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			100,676
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0959/1931	7/05/2002	WD	Q	V	04	100
GRANTOR: LOID RUSSELL BAILEY &						
GRANTEE: NANJI LYNN GRIFFIS						
0837/0758	3/31/1997	AD	Q	V	01	15,200
GRANTOR: LOID RUSSELL BAILEY &						
GRANTEE: NANJI LYNN GRIFFIS						

EXTRA FEATURES																
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	UT	1.00	1,200.00	100	1997	1997	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	UT	7.50	7.50	70	2007	2007	3	70	630	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	100	

475 SW LYNNWOOD AVE, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W38 UOP= N12 W12 S12 E12\$ W30 S27 E18 FOP= S8 E19 N8 W19\$ E50 N27\$.												

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	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000								