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

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

2026

09-4S-16-02818-255

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

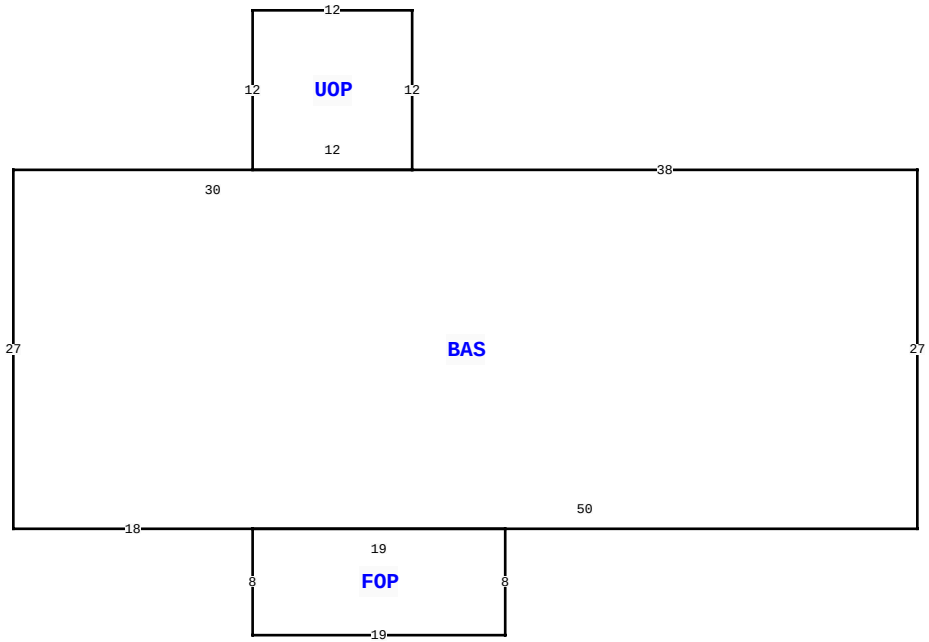
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,836	100		1,836	53,626
FOP	152	35		53	1,548
UOP	144	25		36	1,052
TOTALS	2,132			1,925	56,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,925	115.9000	73.02	140,564	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1836 HX Base Yr 1998



475 SW LYNNWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,226
TOTAL MARKET OB/XF VALUE		10,130
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		103,356
SOH/AGL Deduction		37,742
ASSESSED VALUE		65,614
TOTAL EXEMPTION VALUE	HX HB	40,614
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,356
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: NANCI LYNN GRIFFIS						
0837/0758	3/31/1997	AD	Q	V	01	15,200
GRANTOR: LOID RUSSELL BAILEY &						
GRANTEE: NANCI LYNN GRIFFIS						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	1997	1997	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	240.00	UT	7.50	7.50	70	2007	2007	3	70	630	
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	2014	2014	3	100	1,200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 10,130

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

REVIEW DATE 01/31/2024 BY JB Total Acres: 1.00 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 05/12/2026 BY SYS