LOT 10 BLK C HIGH HAMMOCK.

769-1330, 819-1094, PB 989-2770,

TOWNS DENNIS JR/SKAGGS NEVA
116 SE ANDY CT
LAKE CITY, FL 32055

2027

09-4S-17-08301-160

BUILDING CHARACTERISTICS

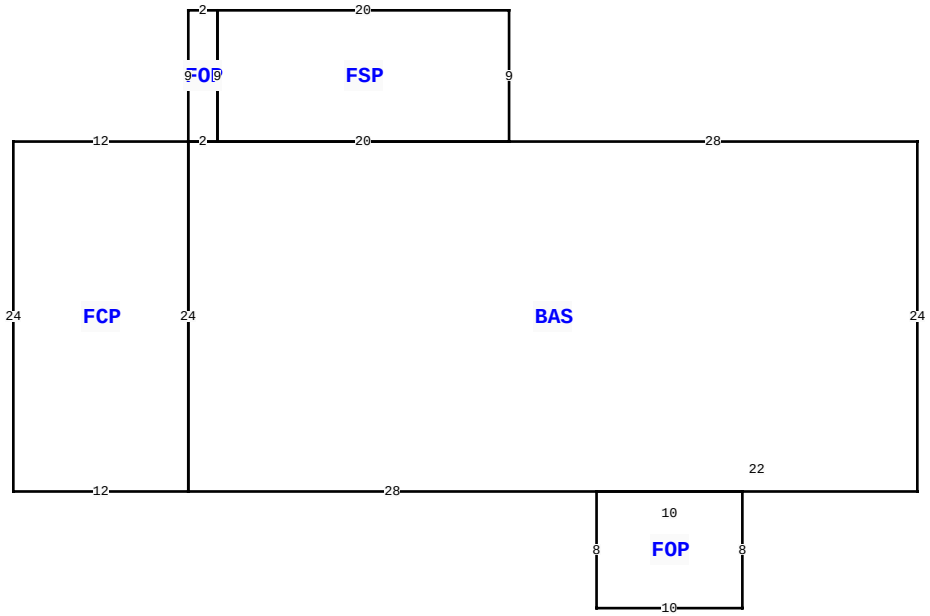
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	9417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	32,803
FCP	288	25		72	1,968
FOP	18	35		6	164
FOP	80	35		28	766
FSP	180	40		72	1,968
TOTALS	1,766			1,378	37,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,378	113.9000	68.34	94,173	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 1200 HX Base Yr 2022



116 SE ANDY CT, 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
1	0166	CONC,PAVMT	0	100	0	0	362.00	UT	1.50	1.50	100	1993	1993	3	100	543	
2	0294	SHED WOOD/	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	392.00	UT	2.50	2.50	100	1993	1993	3	100	980	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		37,669
TOTAL MARKET OB/XF VALUE		5,023
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		65,192
SOH/AGL Deduction		19,351
ASSESSED VALUE		45,841
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,841
TOTAL JUST VALUE		65,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050936	Electrical Servic	0	10/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1644	5/05/2021	QC	U	I	11	100
GRANTOR: TOWNS DENNIS SR						
GRANTEE: TOWNS DENNIS JR						
1408/2145	3/26/2020	QC	U	I	11	100
GRANTOR: SANDRA STOLSMARK						
GRANTEE: DENNIS TOWNS SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= N9 W20 S9 E20$ W20 FOP= N9 W2 S9 E2$ W2 FCP= W12 S24 E12 N24$ S24E28 FOP= S8 E10N8 W10$ E22 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,023

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS