COMM E LINE OF SEC & N R/W
TROY RD, RUN W ALONG R/W
504.83 FT FOR POB, CONT W

GERMAIN MICHAEL G
333 SW TROY RD
LAKE CITY, FL 32024

2027

10-4S-16-02838-001

BUILDING CHARACTERISTICS

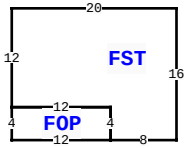
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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	10416.00	1.00/

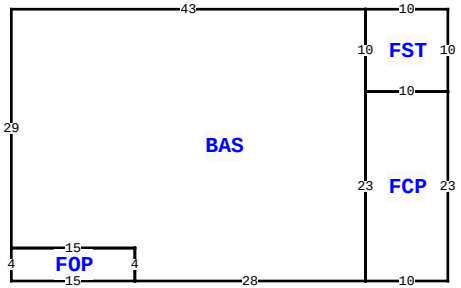
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100		1,359	132,299
FCP	230	25		58	5,646
FOP	48	30		14	1,363
FOP	60	30		18	1,752
FST	100	55		55	5,354
FST	272	55		150	14,603
TOTALS	2,069			1,654	161,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	118.0000	129.80	214,689	1980	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2021 Heated Area: 1359 HX Base Yr





333 SW TROY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	0	0	764.00	UT	2.00	2.00	100	1995	1995	3	100	1,528	
2	0280	POOL R/CON	0	0	30	15	450.00	UT	70.00	70.00	100	1995	1995	3	40	12,600	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	50	1993	1993	3	50	750	
4	0120	CLFENCE 4	0	0	0	0	760.00	UT	7.50	7.50	50	2007	2007	3	50	2,850	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	161,017
TOTAL MARKET OB/XF VALUE	17,728
TOTAL LAND VALUE - MARKET	12,052
TOTAL MARKET VALUE	190,797
SOH/AGL Deduction	0
ASSESSED VALUE	190,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,797
TOTAL JUST VALUE	190,797
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,725

XFOB:1:1: EXTRA AROUND POOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2776	2/28/2020	WD	Q	I	01	135,000
GRANTOR: PAMEL JULY AKA PAMELA						
GRANTEE: MICHAEL G GERMAIN						
1379/1959	3/01/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: PAMELA JULY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S29 FOP= S4 E15 N4 W15$ E15 S4 E28 FCP= E10 N23 W10 S23$ N23 FST= E10 N10 W10S10$ N10$ PTR=N30 FST= N16 W20 S12 FOP= S4 E12 N4 W12$ E12 S4 E8$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 17,728

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	0100	C	SFR	0		A-1	116.00	274.00	0.73	AC		1.00	1.00	1.27	13,000.00	16,510.00	12,052							

REVIEW DATE 01/18/2024 BY KS Total Acres: 0.73 Total Land Value: 12,052 Market: 0 Agricultural: 0 Common: 12,052 PRINTED 11/16/2026 BY SYS