COMM WHERE W LAND LINE OF SE1/4 INTERSECTS N R/W TROY RD, RUN E 100 FT FOR POB, RUN N 306 FT, E

HERNDON LINDA GAIL
425 SW TROY ST
LAKE CITY, FL 32024

2027

10-4S-16-02840-000

BUILDING CHARACTERISTICS

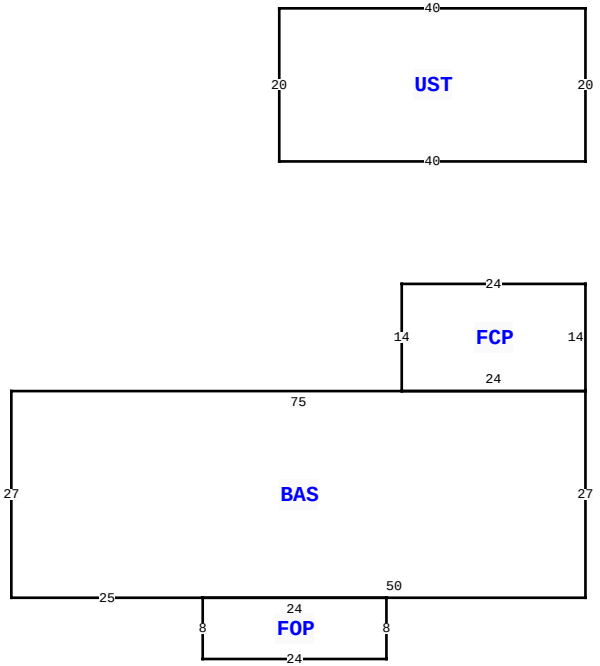
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	2,025	100		2,025	150,118
FCP	336	25		84	6,227
FOP	192	30		58	4,300
UST	800	45		360	26,688
TOTALS	3,353			2,527	187,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,527	103.6800	114.05	288,204	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2025 HX Base Yr



425 SW TROY ST, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/10/2025 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	3	60	180.00	UT	2.00	2.00	70	1993	1993	3	70	252	
2	0120	CLFENCE 4	0	100	0	0	160.00	UT	4.50	4.50	50	1993	1993	3	50	360	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,333
TOTAL MARKET OB/XF VALUE		3,012
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		220,345
SOH/AGL Deduction		91,398
ASSESSED VALUE		128,947
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		72,536
TOTAL JUST VALUE		220,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055618	Roof Replacement	21,057	05/06/2026
000053155	Electrical Servic		05/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2239	7/11/2024	LE	U	I	14	100
GRANTOR: HERNDON LINDA G (ENH						
GRANTEE: HERNDON TIM (RMDR'S						
0906/0162	7/12/2000	WD	Q	I	01	100
GRANTOR: F BRYANT ETAL						
GRANTEE: HERNDON'S (CLEARING						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= N14 W24 S14 E24$ BAS= W75 S27 E25 FOP= S8 E24 N8 W24$ E50 N27$ PTR=N30 UST= N20 W40 S20 E40$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,012

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	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 05/29/2025 BY TW Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/16/2026 BY SYS