LOT 1 CHIPDALE ESTATES REPLAT OF
817-1048, 933-74, CT 1185-114, W

BIGNA MICHAEL
422 SW TROY ST
LAKE CITY, FL 32024

2027

10-4S-16-02862-201

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

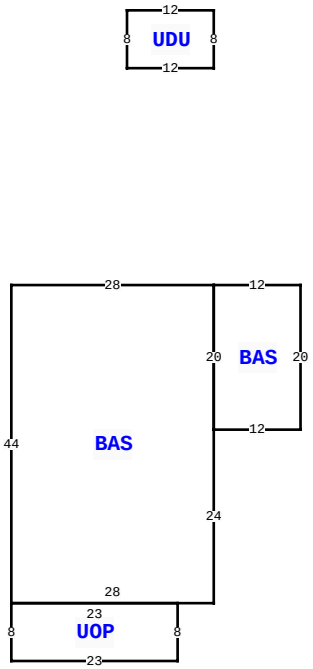
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 10416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	13,823
BAS	1,232	100		1,232	70,958
UDU	96	60		58	3,341
UOP	184	25		46	2,649
TOTALS	1,752			1,576	90,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,576	130.9000	104.72	165,039	1994	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1472 HX Base Yr



422 SW TROY ST, 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	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0080	DECKING	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	90,771
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	5,625
TOTAL MARKET VALUE	106,396
SOH/AGL Deduction	0
ASSESSED VALUE	106,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,396
TOTAL JUST VALUE	106,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,532

BLDG:1:1: GULF MANOR/LIBE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048528	Electrical Servic	0	10/30/2023
10514	M H	125	12/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1875	6/30/2025	WD	Q	I	01	135,000
GRANTOR: SUCCESS PROPERTY INVE						
GRANTEE: BIGNA MICHAEL						
1471/115	7/13/2022	WD	U	I	37	70,000
GRANTOR: FRISKIES BISKIES 422						
GRANTEE: SUCCESS PROPERTY IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S44 UOP= S8 E23 N8 W23$ E28 N24 BAS= E12 N20 W12 S20$ N20$ PTR= N30 UDU= N8 W12 S8 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.25	22,500.00	5,625.00	5,625							

REVIEW DATE 10/07/2025 BY TP Total Acres: 0.54 Total Land Value: 5,625 Market: 0 Agricultural: 0 Common: 5,625 PRINTED 11/17/2026 BY SYS