BEG NE COR OF NW1/4 OF SW1/4, RU
R/W ASENA AVE, S 348.48 FT, E 25
FT TO POB. (AKA THE N 348.48 FT

LEE MELISSA WILLIAMS
942 SW TROY ST
LAKE CITY, FL 32024

2027

10-4S-16-02868-000

BUILDING CHARACTERISTICS

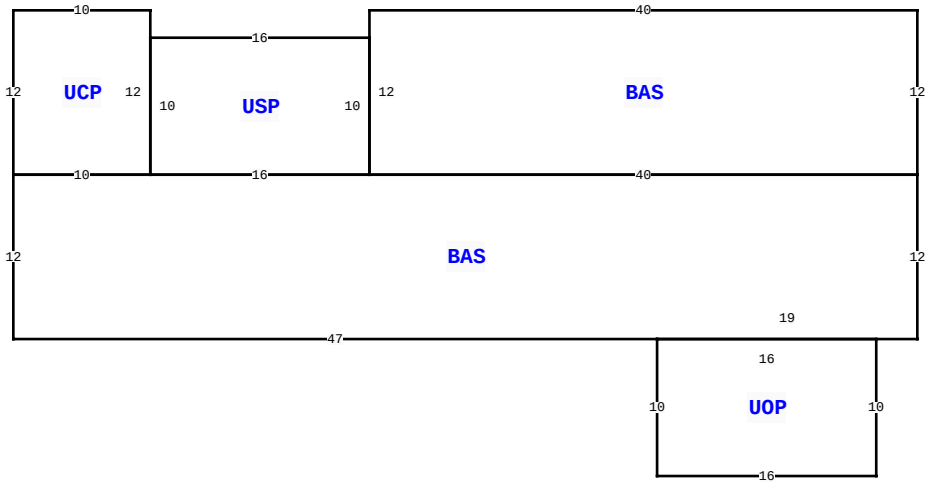
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	8,275
BAS	792	100		792	13,654
UCP	120	20		24	414
UOP	160	25		40	690
USP	160	35		56	966
TOTALS	1,712			1,392	23,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,392	71.8335	43.10	59,995	1968	1968	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1272 HX Base Yr



966 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,998
TOTAL MARKET OB/XF VALUE	13,500
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	60,498
SOH/AGL Deduction	0
ASSESSED VALUE	60,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,498
TOTAL JUST VALUE	60,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,498

XFOB:1:1: CHICKASHA M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044826	Electrical Servic	0	06/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2675	10/22/2025	WD	U	I	11	100
GRANTOR: LEE DEVIN IVOR						
GRANTEE: LEE MELISSA WILLIAM						
1538/2336	11/01/2024	WD	U	I	37	30,000
GRANTOR: ROBERTS WILEY S						
GRANTEE: LEE DEVIN IVOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W40 S12 E40$ BAS= W40 USP= N10 W16 S10 E16$ W16UCP= N12 W10 S12 E10$ W10 S12E47 UOP= S10 E16 N10 W16$ E19N12$.

LAND DESCRIPTION

TOTAL OB/XF 13,500

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	0		*RSFM#	50.00	348.00	2.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	23,000							

REVIEW DATE 08/27/2025 BY TP Total Acres: 2.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS