W 136.40 FT OF LOT 1 BLOCK A TRO

830-954, 844-1276, LE 1294-2207,

LAVOIE CHRISTIE M
768 SW TROY ST
LAKE CITY, FL 32024-0750

2027

10-4S-16-02885-001

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	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
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 06

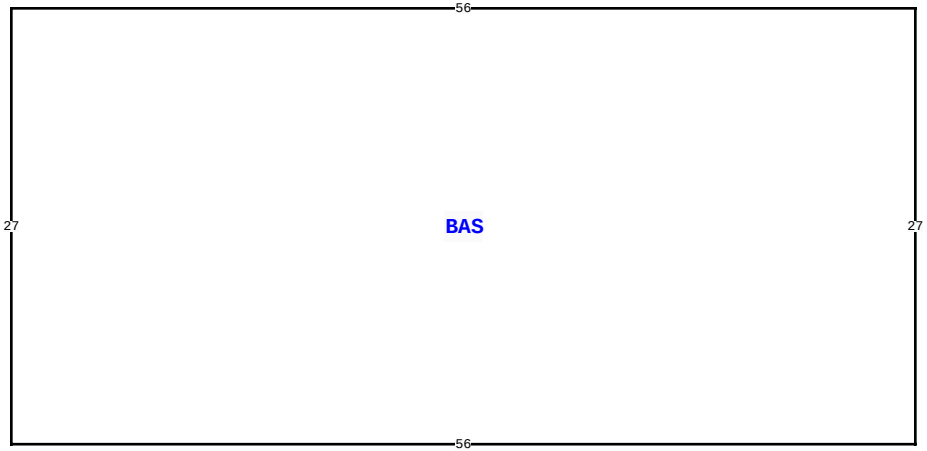
NEIGHBORHOOD/LOC 10416.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	151,902
TOTALS	1,512			1,512	151,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	115.0000	110.40	166,925	2020	2020	0	0	0	9.00	91.00

3 MANUF 2 100% - 2027 Heated Area: 1512 HX Base Yr 2027



768 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
11	0266	PRCH,FEP	0	100	0	0	1.00	UT	9,900.00	9,900.00	100	2024	2023		100	9,900	
12	0261	PRCH, UOP	0	100	6	16	1.00	UT	960.00	960.00	100	2024	2023		100	960	

TOTAL OB/XF 22,060

LAND DESCRIPTION

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		RSF/MH	136.00	159.00	1.00	LT		1.00	1.00	0.75	22,500.00	16,875.00	16,875							

REVIEW DATE 10/05/2026 BY TP Total Acres: 0.50 Total Land Value: 16,875 Market: 0 Agricultural: 0 Common: 16,875 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,902
TOTAL MARKET OB/XF VALUE		27,460
TOTAL LAND VALUE - MARKET		16,875
TOTAL MARKET VALUE		196,237
SOH/AGL Deduction		0
ASSESSED VALUE		196,237
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,826
TOTAL JUST VALUE		196,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,019

PRMT:1:1: HENDRICK

SALE:1:1: SALE INCL '72 MH, NEWER MH ADDED SINCE S

BLDG:1:1: CHAMPION MH

LAND:1:1: 0.49 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049734	Electrical Servic	0	05/06/2024
39616	M H	0	04/16/2020
12954	M H	125	08/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2294	3/17/2026	WD	Q	I	01	235,000
GRANTOR: HENDRICK DAN E						
GRANTEE: LAVOIE CHRISTIE M						
1454/1908	11/09/2021	LE	U	I	14	100
GRANTOR: HENDRICK DANIEL E						
GRANTEE: HENDRICK DANIEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

W 136.40 FT OF LOT 1 BLOCK A TRO
830-954, 844-1276, LE 1294-2207,

LAVOIE CHRISTIE M
768 SW TROY ST
LAKE CITY, FL 32024-0750

2027

10-4S-16-02885-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.070 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,019

XFOB:1:1: CHAMPION M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: HENDRICK DANIEL E						
GRANTEE: HENDRICK DANIEL E						

BUILDING NOTES

BUILDING DIMENSIONS

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
13	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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

REVIEW DATE 10/05/2026 BY TP Total Acres: 0.50 Total Land Value: 16,875 Market: 0 Agricultural: 0 Common: 16,875 PRINTED 11/17/2026 BY SYS