

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

2026

10-4S-16-02885-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,512	100	
TOTALS	1,512		1,512 159,813

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	MANUF	2	100%	- 1998	Heated Area: 1512			HX Base Yr 1998				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>												
BLD DATE				LGL DATE				04/14/2026 MLU				
XF DATE				AG DATE								
INC DATE												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		159,813	
TOTAL MARKET OB/XF VALUE		32,660	
TOTAL LAND VALUE - MARKET		16,875	
TOTAL MARKET VALUE		209,348	
SOH/AGL Deduction		69,966	
ASSESSED VALUE		139,382	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		37,971	
TOTAL JUST VALUE		209,348	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,926	
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						

EXTRA FEATURES																	
L N	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	
9	0060	CARPORT F	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	
10	0060	CARPORT F	0	100	15	20	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

TOTAL OB/XF												
16,400												
768 SW TROY ST, LAKE CITY												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S27 E56 N27\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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/ME	36.00	159.00	1.00	LT		1.00	1.00	0.75	22,500.00	16,875.00	16,875								

