LOT 14 BLOCK A TROY PINES S/D.
729-871, 956-2122, LE 996-333, Q

GRIFFITH CODY
179 SW SUNRISE WAY
LAKE CITY, FL 32024

2026

10-4S-16-02890-002

BUILDING CHARACTERISTICS

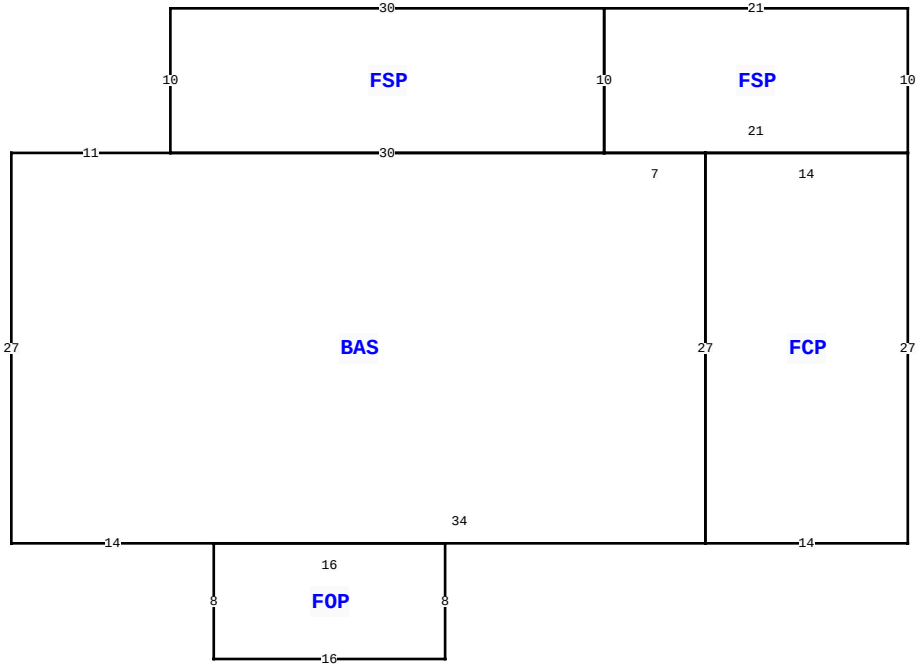
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M 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	1,296	100		1,296	82,143
FCP	378	25		94	5,958
FOP	128	35		45	2,852
FSP	210	40		84	5,324
FSP	300	40		120	7,606
TOTALS	2,312			1,639	103,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,639	118.8000	115.24	188,878	2003	2003	0	0	0	45.00	55.00

1 MANUF 2 0% - 2021 Heated Area: 1296 HX Base Yr



179 SW SUNRISE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0296	SHED METAL	0	0	19	24	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
6	0166	CONC,PAVMT	0	0	12	80	960.00	UT	3.00	3.00	50	2007	2007	3	50	1,440	
7	0166	CONC,PAVMT	0	0	30	40	1,200.00	UT	3.00	3.00	50	2007	2007	3	50	1,800	
8	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
10	0030	BARN,MT	0	0	20	35	700.00	UT	15.00	15.00	100	2026	2025		100	10,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	144,418
TOTAL MARKET OB/XF VALUE	25,240
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	188,158
SOH/AGL Deduction	9,011
ASSESSED VALUE	179,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,147
TOTAL JUST VALUE	188,158
NCON VALUE	10,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,795

PRMT:1:1: THIS WAS ON LOT 12

SALE:1:1: LOT 14 BLK A TROY PINES-DIVORCE SETTLEME

XFOB:1:1: CROW M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052758	Storage Building	12,315	03/28/2025
000052677	Right-of-Way Acce		03/24/2025
20331	M H	125	01/21/2003
20058	M H	125	10/21/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/1651	10/09/2020	WD	Q	I	01	140,000
GRANTOR: SANDRA J FINK						
GRANTEE: CODY GRIFFITH						
1421/1644	9/18/2020	QC	U	I	11	100
GRANTOR: RUTHAMAE WILLIAMS						
GRANTEE: SANDRA J FINK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S27 E14 FOP= S8 E16 N8 W16$ E34 FCP= E14 N27 FSP= N10 W21 S10 E21$ W14 S27$ N27 W7 FSP= N10 W30 S10 E30$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 25,240

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		RSF/MH	66.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/30/2025 BY JB Total Acres: 0.92 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS

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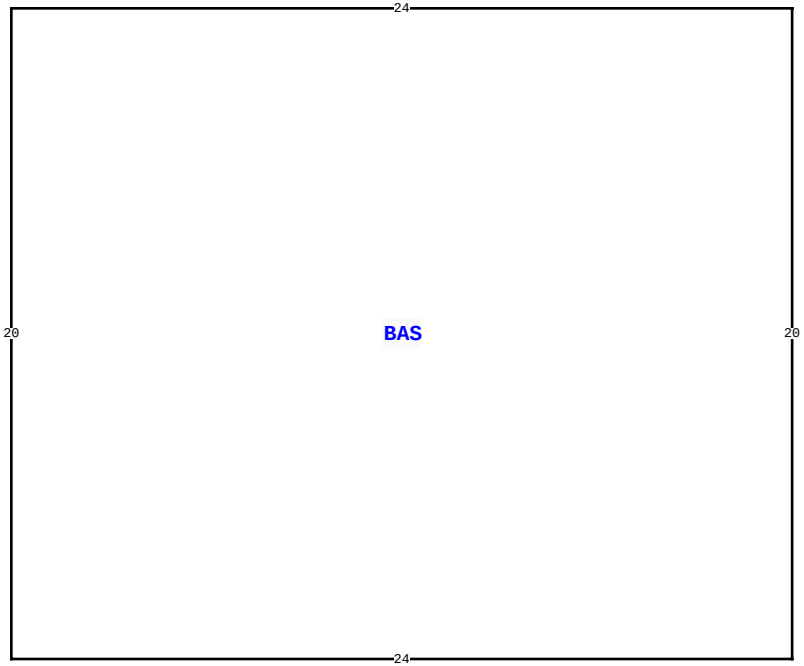
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M 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	480	100		480	40,535
TOTALS	480			480	40,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	480	116.0000	129.92	62,362	1960	1960	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2021 Heated Area: 480 HX Base Yr



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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

BAS= W24 S20 E24 N20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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