LOT 3 BLOCK B TROY PINES S/D.
804-1596, DC 1287-2539, PB 1288-

WARNER STEPHEN KYLE/WARNER BRANDY LYNN
176 SW SUNRISE WAY
LAKE CITY, FL 32024

2026

10-4S-16-02894-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

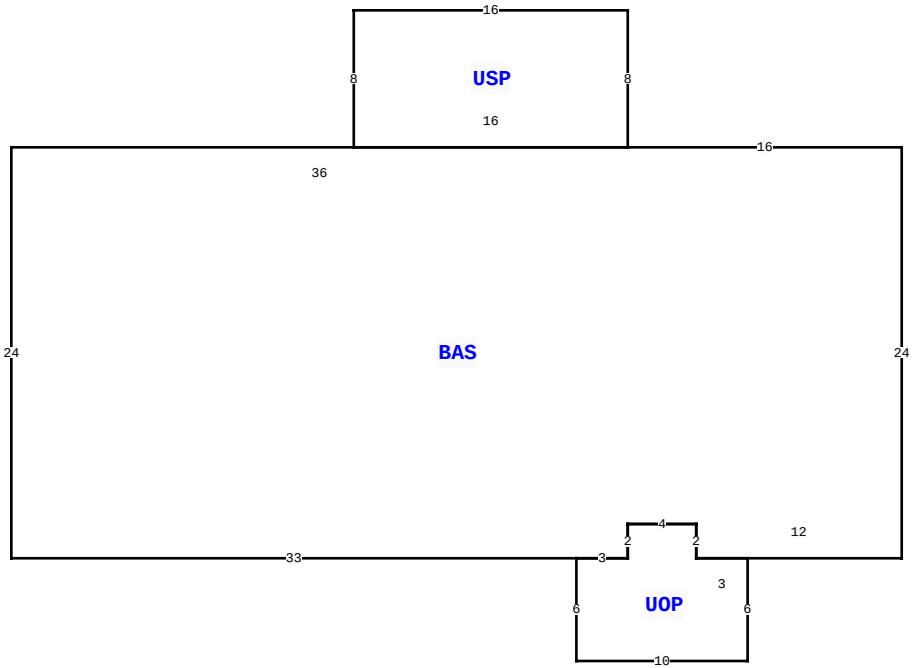
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	1,240	100		1,240	36,843
UOP	68	25		17	505
USP	128	35		45	1,337
TOTALS	1,436			1,302	38,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,302	117.9000	74.28	96,713	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1240 HX Base Yr 2023



176 SW SUNRISE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,685
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		64,185
SOH/AGL Deduction		7,188
ASSESSED VALUE		56,997
TOTAL EXEMPTION VALUE	13 HX HB	56,997
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		64,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,341

XFOB:1:1: ILLA M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/334	12/29/2022	WD	Q	I	01	54,000
GRANTOR: COX STANLEY C						
GRANTEE: WARNER STEPHEN KYLE						
1435/375	4/15/2021	WD	U	I	11	100
GRANTOR: WAYNE TANNER						
GRANTEE: COX STANLEY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 USP= N8 W16 S8 E16$W36 S24 E33 UOP= S6 E10 N6 W3N2 W4 S2 W3$ E3 N2 E4 S2 E12 N24$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	100		RSF/MH	166.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.92 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS