

LOT 27 BLOCK B PERRY PLACE S/D P
771-1124, 900-2579, TD 1527-2072

LYNCH ROBERT F III/LYNCH LEIGHA C
316 SE SHARON LN
LAKE CITY, FL 32025

2026

15-4S-17-08355-227

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	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	0	0	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	15417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2026
TOTAL ADJ AREA	1,512	SUBAREA MARKET VALUE	
		160,742	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2026	Heated Area: 1512			HX Base Yr				
TOTALS	1,512		1,512	160,742								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				160,742		
TOTAL MARKET OB/XF VALUE				3,450		
TOTAL LAND VALUE - MARKET				22,500		
TOTAL MARKET VALUE				186,692		
SOH/AGL Deduction				0		
ASSESSED VALUE				186,692		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				186,692		
TOTAL JUST VALUE				186,692		
NCON VALUE				160,742		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				25,950		
PRMT 1:1: CURTIS & HENRIETTA BOLEN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000052543	Mobile Home		03/10/2025			
000052317	Right-of-Way Acce		02/13/2025			
14957	M H	125	01/19/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/605	6/30/2025	WD	Q	I	01	218,000
GRANTOR: WEARELOAP LLC						
GRANTEE: LYNCH ROBERT F III						
1527/2072	11/18/2024	TD	U	I	18	25,000
GRANTOR: CLERK OF COURT						
GRANTEE: WEARELOAP LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2026;ORIG=100,20] S27 W56 N27 E56 \$						

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	0120	CLFENCE	4	0	20	10	200.00	UT	4.50	50	2004	2004	3	50	450	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	0		RMH-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								