

COMM SW COR OF NW1/4, RUN N
ALONG W SEC LINE 663.46 FT FOR
POB, RUN E 630.63 FT, S 333

MCCOY TROY M
347 SW TITANIUM CT
LAKE CITY, FL 32024

2026

16-4S-16-03024-013
16-4S-16-03024-013

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		4	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	16416.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	
TOTALS	2,108		2,108 220,602

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0203	02	2,108	115.0000	115.00	242,420	2020	2020		0	0	9.00	91.00													
2 MANUF		3	100% - 2005	Heated Area: 2108		HX Base Yr 2005																			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/10/2025	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				220,602	
TOTAL MARKET OB/XF VALUE				40,450	
TOTAL LAND VALUE - MARKET				41,400	
TOTAL MARKET VALUE				302,452	
SOH/AGL Deduction				90,720	
ASSESSED VALUE				211,732	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				160,321	
TOTAL JUST VALUE				302,452	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				314,064	
XFOB:1:1: DESTINY M H					
LAND:1:1: PARCEL #3 OF LOT 6					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
039193	M H	0	01/24/2020		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1201/1894	9/21/2010	QC	U	I	11	100
GRANTOR: NICOLE L MCCOY						
GRANTEE: TROY M MCCOY						
1011/0206	3/25/2004	WD	Q	I		38,000
GRANTOR: CATES						
GRANTEE: MCCOY						

EXTRA FEATURES														347 SW TITANIUM CT, LAKE CITY		
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	0296	SHED METAL	0	100	10	12			5.00	75	1993	1993	3	75	450	
2	0210	GARAGE U	0	100	28	32			0.00	100	2019	2019	3	100	14,000	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0			0.00	100	2020	2020	3	100	12,000	
5	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTAL OB/XF 40,450																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W68 S31 E68 N31S.													

LAND DESCRIPTION														TOTAL OB/XF 40,450										
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		A-1	0.00	0.00	4.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	41,400							