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

2027

16-4S-16-03024-013

BUILDING CHARACTERISTICS

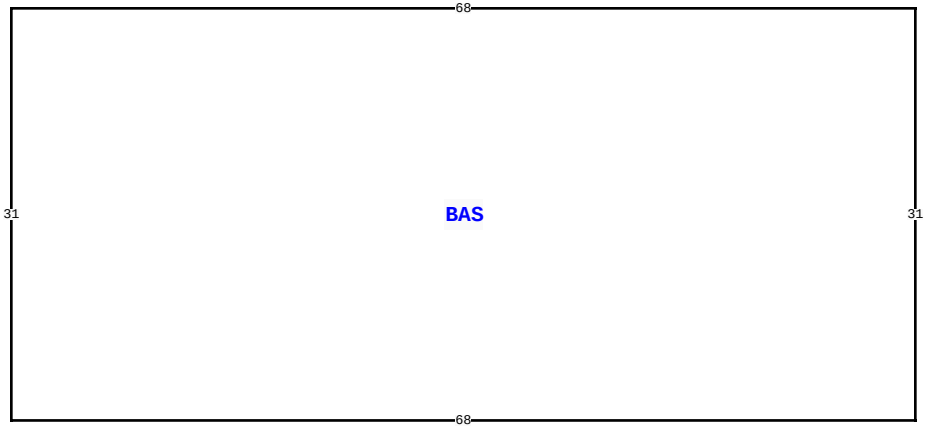
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100		2,108	218,396
TOTALS	2,108			2,108	218,396

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	113.85	239,996	2020	2020	0	0	0	9.00	91.00

2 MANUF 3 100% - 2005 Heated Area: 2108 HX Base Yr 2005



347 SW TITANIUM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	100	10	12	120.00	UT	5.00	5.00	75	1993	1993	3	75	450	
2	0210	GARAGE U	0	100	28	32	1.00	UT	0.00	0.00	100	2019	2019	3	100	14,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	12,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,396
TOTAL MARKET OB/XF VALUE		40,450
TOTAL LAND VALUE - MARKET		41,400
TOTAL MARKET VALUE		300,246
SOH/AGL Deduction		82,162
ASSESSED VALUE		218,084
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,673
TOTAL JUST VALUE		300,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,452

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 40,450

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	100		A-1	0.00	0.00	4.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	41,400							

REVIEW DATE 07/24/2024 BY KS Total Acres: 4.60 Total Land Value: 41,400 Market: 0 Agricultural: 0 Common: 41,400 PRINTED 11/17/2026 BY SYS