

COMM SW COR OF NE1/4 OF SW1/4, R  
N 199.30 FT FOR POB, RUN W 420 F  
E 420 FT, S 212.35 FT TO POB.

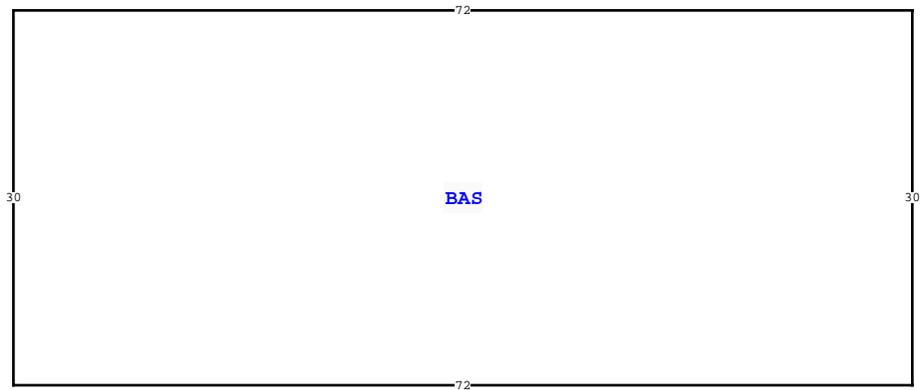
LYNCH WOODROW P III  
1186 SW TUSTENUGGEE AVE  
LAKE CITY, FL 32025

**2026**

20-4S-17-08586-008  


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	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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	02
NEIGHBORHOOD/LOC	20417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,160	100	
TOTALS	2,160		2,160 144,066

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2000									
				Heated Area: 2160				HX Base Yr	2000			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			144,066	
TOTAL MARKET OB/XF VALUE			12,700	
TOTAL LAND VALUE - MARKET			32,640	
TOTAL MARKET VALUE			189,406	
SOH/AGL Deduction			85,830	
ASSESSED VALUE			103,576	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			52,165	
TOTAL JUST VALUE			189,406	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			193,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28176	M H	375	10/28/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/2255	6/02/2010	WD	U	I	16	100
GRANTOR: ANNA Y LYNCH						
GRANTEE: WOODROW P LYNCH III						
0889/1044	10/04/1999	WD	Q	V	01	100
GRANTOR: W P SR & ANNA LYNCH						
GRANTEE: WOODROW P LYNCH III						

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
1	0030	BARN,MT	0	0	20	30	600.00	UT	9.00	100	2012	2012
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2017	2017

TOTAL OB/XF													12,700
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/06/2026			MLU							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W72 S30 E72 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF													12,700
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	2.04	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,640									