

COLUMBIA COUNTY

Property Appraiser

Parcel 09-4S-16-02818-111

Owners

ROSEMEYER CRIS
175 SW BESSIE GLN
LAKE CITY, FL 32024

Parcel Summary

Location	175 SW BESSIE GLN
Use Code	0200: MOBILE HOME
Tax District	:
Acreage	.5270
Section	09
Township	4S
Range	16
Subdivision	TROY HGHTS
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 11 BLK A TROY HEIGHTS S/D.

832-2241, WD 1053-1286, WD 1068-1459,
WD 1436-1341, PB 1439-455,



Working Values

	2026
Total Building	\$105,760
Total Extra Features	\$1,200
Total Market Land	\$18,500
Total Ag Land	\$0

	2026
Total Market	\$125,460
Total Assessed	\$59,590
Total Exempt	\$34,590
Total Taxable	\$25,000
SOH Diff	\$65,870

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$105,760	\$103,216	\$96,077	\$78,447	\$63,155	\$58,963	\$52,675
Total Extra Features	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,536
Total Market Land	\$18,500	\$18,500	\$18,500	\$15,000	\$11,400	\$11,400	\$11,400
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$125,460	\$122,916	\$115,777	\$94,647	\$75,755	\$71,563	\$65,611
Total Assessed	\$57,854	\$56,224	\$54,586	\$52,996	\$75,755	\$71,563	\$58,736
Total Exempt	\$32,854	\$31,224	\$29,586	\$27,996	\$0	\$0	\$58,736
Total Taxable	\$25,000	\$25,000	\$25,000	\$25,000	\$75,755	\$71,563	\$0
SOH Diff	\$67,606	\$66,692	\$61,191	\$41,651	\$0	\$0	\$6,875

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 1436/1341	2021-04-30	<u>Q</u>	<u>01</u>	WARRANTY DEED	Improved	\$96,000	Grantor: LORANDEAU MARY COLLEEN Grantee: ROSEMEYER CRIS
<u>WD</u> 1068/1459	2005-12-15	<u>Q</u>		WARRANTY DEED	Vacant	\$23,900	Grantor: ROYALS MOBILE HOME SALES & SERVICE Grantee: MARY A PLUNKETT
<u>WD</u> 1053/1286	2005-06-22	<u>U</u>	<u>08</u>	WARRANTY DEED	Vacant	\$16,500	Grantor: WILLIAM J & NORMA J KEEN Grantee: ROYALS MOBILE HOME SALES & SERVICE INC

Buildings

Building # 1, Section # 1, 56471, MOBILE HOME

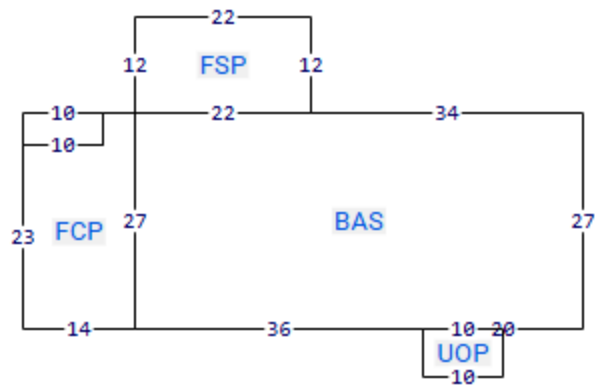
Type	Model	Heated Area	Gross Area	Repl Cost New	<u>YrBlt</u>	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0201</u>	<u>02</u>	1512	2214	\$192,290	2006	2006	0.00%	45.00%	55.00%	\$105,760

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,512	100%	1,512
FCP	338	25%	84
FSP	264	40%	106
UOP	60	25%	15
UST	40	45%	18



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0120	CLFENCE 4			1.00	\$0.00	2007	100%	\$1,200

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	RSF/MH-1	121.00	190.00	1.00	\$18,500.00/LT	0.53	1.00	\$18,500

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Nov 21, 2005	23840	M H	COMPLETED	M H

TRIM Notices

2025

2024

2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of November 14, 2025.