LOT 41 FLORIDA'S GATEWAY
CENTER NORTH S/D.
720-498,872-2266,WD 1242-2106,

MAGNOLIA APARTMENTS LLC
P O BOX 3009
LAKE CITY, FL 32056-3009

2025

34-3S-16-02463-141

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

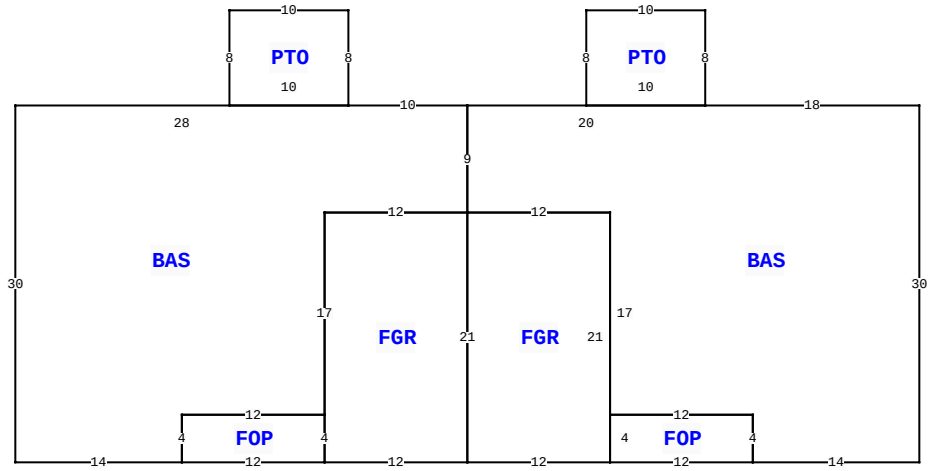
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	34,708
BAS	840	100	840	34,708
FGR	252	55	139	5,743
FGR	252	55	139	5,743
FOP	48	30	14	578
FOP	48	30	14	578
PTO	80	5	4	165
PTO	80	5	4	165
TOTALS	2,440		1,994	82,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,994	109.0950	81.82	163,149	1990	1990	0	0	0	49.50	50.50

1 DUPLEX – 0% - 0 Heated Area: 1680 HX Base Yr



3746 NW HUNTSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	226,150
TOTAL MARKET OB/XF VALUE	5,899
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	262,049
SOH/AGL Deduction	0
ASSESSED VALUE	262,049
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,049
TOTAL JUST VALUE	262,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,049

LAND:1:1: 0.59 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1230	1/15/2019	WD	Q	I	05	927,000
GRANTOR: GATORWOOD ASHINGTON A						
GRANTEE: MAGNOLIA APARTMENTS						
1242/2106	7/02/2012	WD	U	I	11	100
GRANTOR: THOMAS EAGLE,STEPHEN						
GRANTEE: GATORWOOD ASHINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N8 W10 S8 E10$W28 S30 E14 FOP= E12 N4 W12 S4$ N4 E12 FGR= S4 E12 FGR= E12 N21 W12 S21$ N21 W12 S17$ N17 E12 N9$ BAS= S9 E12 S17 FOP= S4 E12 N4 W12$ E12 S4 E14 N30 W18 PTO= N8 W10 S8 E10$ W20$.

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	0166	CONC,PAVMT	0	0	20	50	1,000.00	UT	1.40	1.40	100	0	0	3	100	1,400	
2	0166	CONC,PAVMT	0	0	9	40	360.00	UT	1.40	1.40	100	0	0	3	100	504	
3	0166	CONC,PAVMT	0	0	21	45	945.00	UT	1.40	1.40	100	0	0	3	100	1,323	
4	0166	CONC,PAVMT	0	0	6	205	1,230.00	UT	1.40	1.40	100	0	0	3	100	1,722	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 5,899

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	0800	C	MULTI-FAM	0		RMF-	2114.00	220.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.58 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 12/31/2024 BY SYS

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Bedrooms		2 100
Bathrooms		1.5 100
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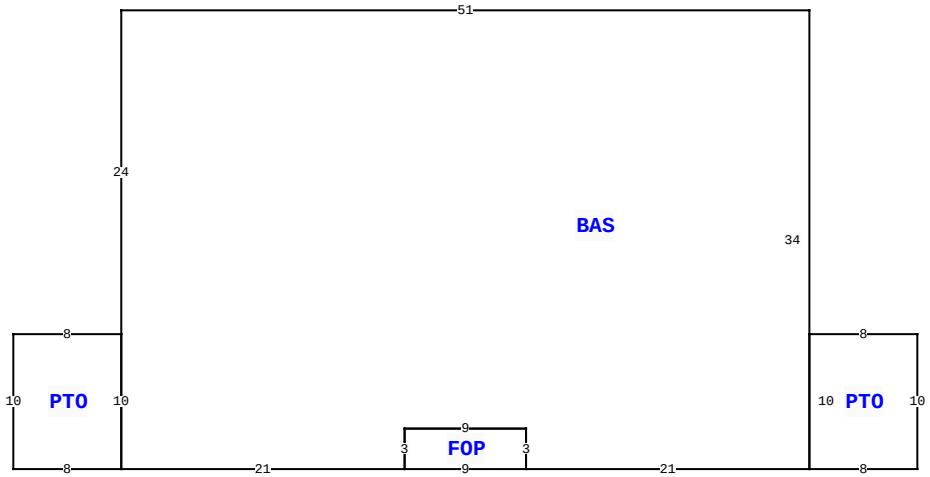
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	71,213
FOP	27	30	8	334
PTO	80	5	4	167
PTO	80	5	4	167
TOTALS	1,894		1,723	71,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,723	110.1450	82.61	142,337	1990	1990	0	0	0	49.50	50.50

2 DUPLEX – 0% - 0 Heated Area: 1707 HX Base Yr



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ASSESSED VALUE	262,049
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,049
TOTAL JUST VALUE	262,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: MAGNOLIA APARTMENTS						
1242/2106	7/02/2012	WD	U	I	11	100
GRANTOR: THOMAS EAGLE,STEPHEN						
GRANTEE: GATORWOOD ASHINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S24 PTO= W8 S10 E8 N10$ S10 E21 FOP= E9 N3 W9 S3$ N3 E9 S3 E21 PTO= E8 N10 W8 S10$ N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.58 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 12/31/2024 BY SYS

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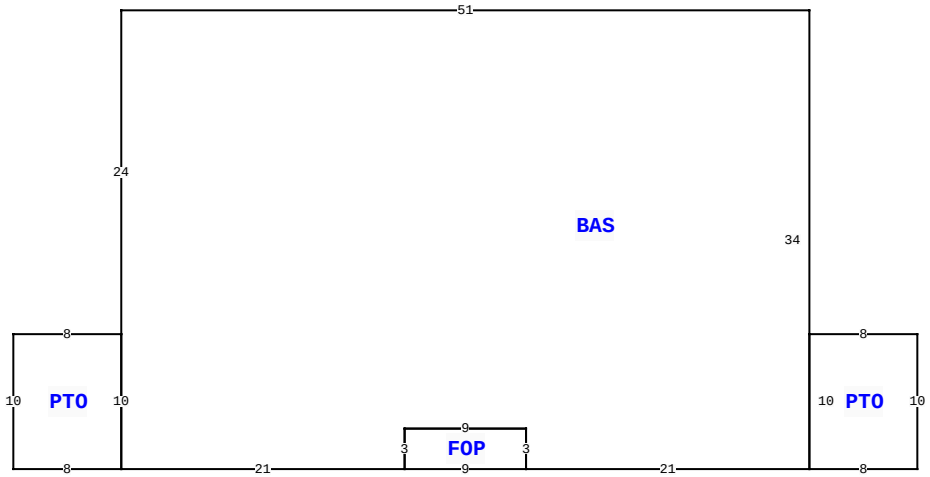

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