NW DIV: LOTS 1, 2, 3 & 4 MAGNOLI
S/D OF BLOCK 70.

BOUIE ALBERT R/BOUIE ROSA S
826 NW MAGNOLIA WAY
LAKE CITY, FL 32055

2026

00-00-00-11447-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

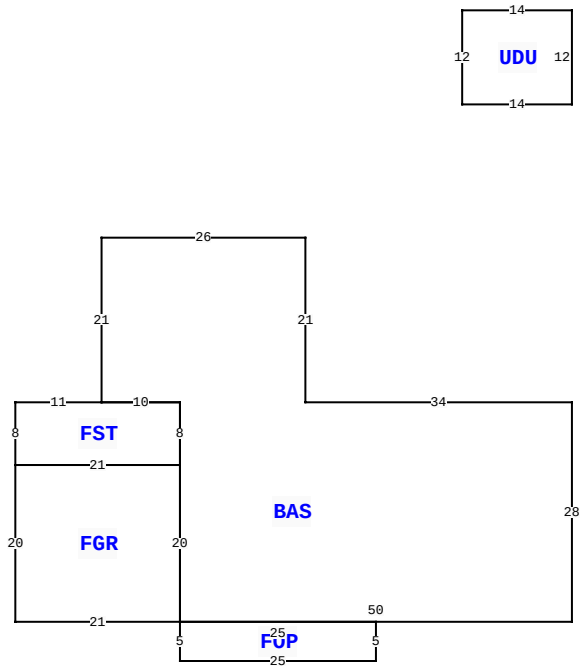
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100		1,946	132,921
FGR	420	55		231	15,778
FOP	125	30		38	2,595
FST	168	55		92	6,284
UDU	168	55		92	6,284
TOTALS	2,827			2,399	163,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,399	110.8800	124.19	297,932	1972	1972	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1946 HX Base Yr



826 NW MAGNOLIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		163,863
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		9,600
TOTAL MARKET VALUE		175,563
SOH/AGL Deduction		59,810
ASSESSED VALUE		115,753
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,031
TOTAL JUST VALUE		175,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 N21 W26 S21 FST= W11 S8 E21 N8 W10$ E10 S8 FGR= W21 S20 E21 N20$ S20 FOP= S5 E25 N5 W25$ E50 N28$ PTR=N50 UDU= W14 S12 E14 N12$S50$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	3,000.00	3,000.00	50	2003	2003	3	50	1,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0100	C	SFR	100		00	0.00	0.00	4.00	LT		1.00	1.00	0.75	3,200.00	2,400.00	9,600							

REVIEW DATE 11/22/2015 BY DF Total Acres: 0.82 Total Land Value: 9,600 Market: 0 Agricultural: 0 Common: 9,600 PRINTED 11/05/2025 BY SYS