LOT 29 MAGNOLIA HEIGHTS S/D OF B
602-321, 783-1049, 786-1664, 912

NORTH CENTRAL FLORIDA YOUNG MOTIVATORS, INCORPORAT
464 SW AMIEL CT
FORT WHITE, FL 32038

2025

00-00-00-11447-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

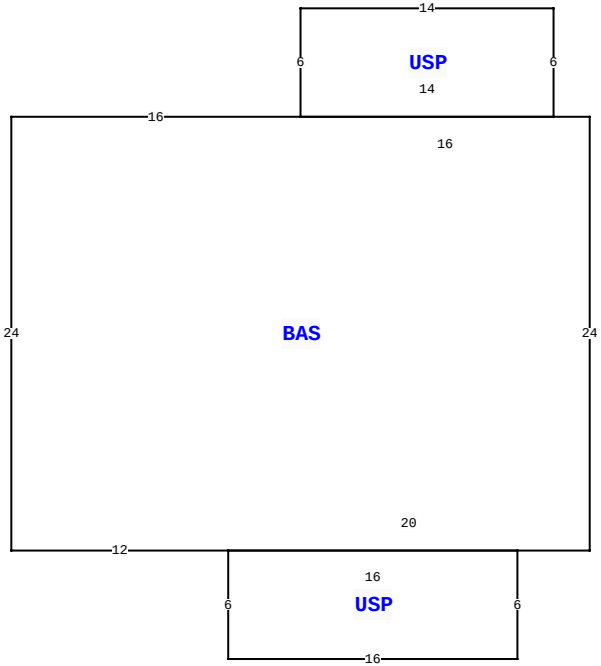
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
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	768	100		768	27,080
USP	84	35		29	1,022
USP	96	35		34	1,199
TOTALS	948			831	29,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	831	57.2400	64.11	53,275	1986	1986	10	0	0	35.00	55.00

1 SINGLE FAM – 0% - 2025 Heated Area: 768 HX Base Yr



848 NW REDDING AVE, 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	29,301
TOTAL MARKET OB/XF VALUE	175
TOTAL LAND VALUE - MARKET	3,200
TOTAL MARKET VALUE	32,676
SOH/AGL Deduction	0
ASSESSED VALUE	32,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,676
TOTAL JUST VALUE	32,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/290	11/01/2024	WD	U	I	11	0
GRANTOR: COMMUNITY URBAN PROJE						
GRANTEE: NORTH CENTRAL FLORI						
1057/2774	9/01/2005	WD	Q	I	01	100
GRANTOR: LARRY & ANDREIA FLEMI						
GRANTEE: COMMUNITY URBAN PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S24 E12 USP= S6 E16N6 W16$ E20 N24 W16$ USP= E14 N6 W14 S6$.

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	0	0	1.00	UT	350.00	350.00	50	0	0	3	50	175	

LAND DESCRIPTION

TOTAL OB/XF 175

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 11/10/2015 BY DF Total Acres: 0.19 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 06/20/2025 BY SYS