LOTS 15, 16 & 17 MAGNOLIA HEIGHT
F NW DIV.

SEALS BLONIRENE
P O BOX 3211
LAKE CITY, FL 32056-3211

2026

00-00-00-11452-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

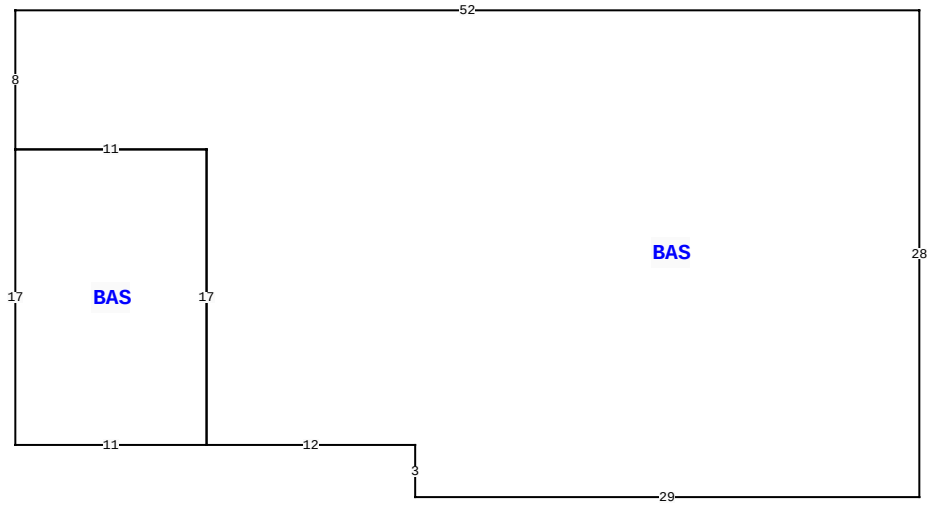
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	03	03
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	187	100		187	9,776
BAS	1,200	100		1,200	62,733
TOTALS	1,387			1,387	72,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,387	84.8700	95.05	131,834	1970	1970	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2003 Heated Area: 1387 HX Base Yr 2003



664 NW SHAW GLN, 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		72,509
TOTAL MARKET OB/XF VALUE		3,380
TOTAL LAND VALUE - MARKET		7,680
TOTAL MARKET VALUE		83,569
SOH/AGL Deduction		19,605
ASSESSED VALUE		63,964
TOTAL EXEMPTION VALUE	HX HB DX	43,964
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		83,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0787/0999	3/09/1994	WD	Q	I		34,500

GRANTOR: VALENTINE EDMONDS

GRANTEE: BLONIRENE SEALS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S8 BAS= S17 E11 N17W11$ E11 S17 E12 S3 E29 N28 $.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	280	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,380

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	3.00	LT		1.00	1.00	0.80	3,200.00	2,560.00	7,680							

REVIEW DATE 11/12/2015 BY DF Total Acres: 0.90 Total Land Value: 7,680 Market: 0 Agricultural: 0 Common: 7,680 PRINTED 11/06/2025 BY SYS