

LOT 18 MAGNOLIA HEIGHTS S/D OF B
413-311, 842-71, CT 1289-2517, W

WILSON YOLANDE D
668 NW SHAW GLN
LAKE CITY, FL 32025

2026

00-00-00-11453-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,500	100		1,500	108,298
FCP	312	25		78	5,631
FOP	72	30		22	1,588
FST	96	55		53	3,826
TOTALS	1,980			1,653	119,344

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0258	PATIO	0	100	0	0	1.00	UT	0.00
3	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,653	117.2080	131.27	216,989	1966	1966	10	0	0 35.00	55.00
1 SINGLE FAM 100% - 2025 Heated Area: 1500 HX Base Yr 2025											
668 NW SHAW GLN, LAKE CITY											

TOTAL OB/XF									
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		119,344	
TOTAL MARKET OB/XF VALUE		570	
TOTAL LAND VALUE - MARKET		3,200	
TOTAL MARKET VALUE		123,114	
SOH/AGL Deduction		0	
ASSESSED VALUE		123,114	
TOTAL EXEMPTION VALUE		HX HB SX	
BASE TAXABLE VALUE		22,392	
TOTAL JUST VALUE		123,114	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		123,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2488	ADDN SFR	50	11/28/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1509/2396	1/25/2024	WD	Q	I	01	127,000	
GRANTOR: GATEWAY TLC INVESTMEN							
GRANTEE: WILSON YOLANDE D							
1509/2391	1/25/2024	QC	U	I	11	100	
GRANTOR: HARRIVEL KAREN JOYNCE							
GRANTEE: GATEWAY TLC INVESTM							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W50 S30 E32 FOP= S4 E18N4 W18\$ E18 FCP= S4 E12 N26 W12 S22\$ N22 FST= E12 N8 W12 S8\$ N8\$.									