LOT 21 MAGNOLIA HEIGHTS S/D OF L
423-61, 543-273, 696-48,

MCCAULEY MAEOLA C
190 SW DEREK GLN
LAKE CITY, FL 32024

2026

00-00-00-11454-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

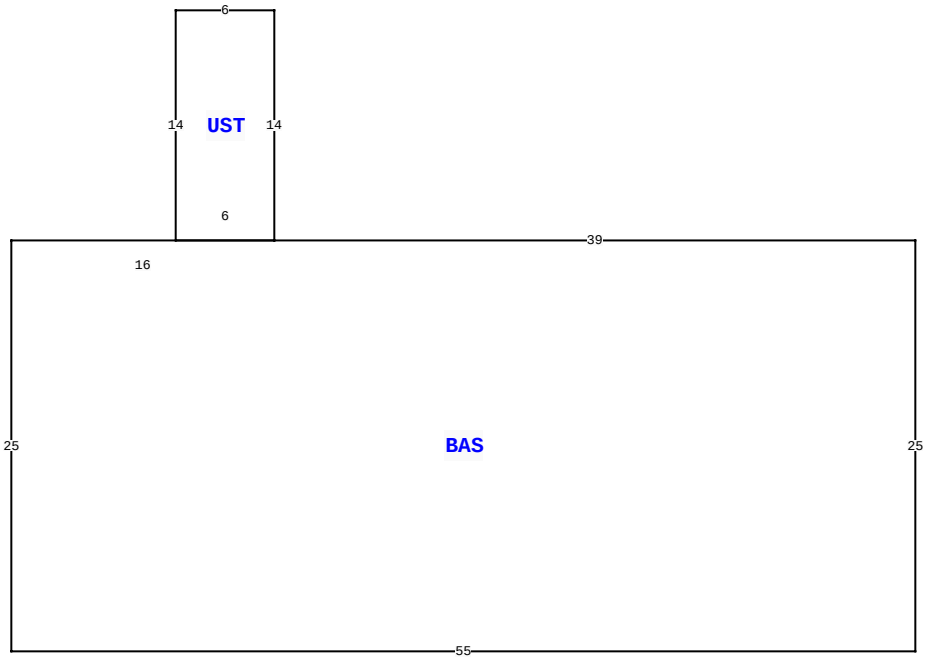
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,375	100		1,375	105,875
UST	84	45		38	2,926
TOTALS	1,459			1,413	108,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,413	125.0000	140.00	197,820	1964	1964	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1375 HX Base Yr



847 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	108,801
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	3,200
TOTAL MARKET VALUE	112,151
SOH/AGL Deduction	0
ASSESSED VALUE	112,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,151
TOTAL JUST VALUE	112,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,151

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= W39 UST= N14 W6 S14 E6$ W16 S25 E55 N25$.

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	0.00	0.00	100	0	0	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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 11/12/2015 BY DF Total Acres: 0.24 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 11/06/2025 BY SYS