LOT 22 MAGNOLIA HEIGHTS S/D OF B
DIVISION.

WILLIAMSON NELO JR
P O BOX 516
SANDERSON, FL 32087

2026

00-00-00-11455-000

BUILDING CHARACTERISTICS

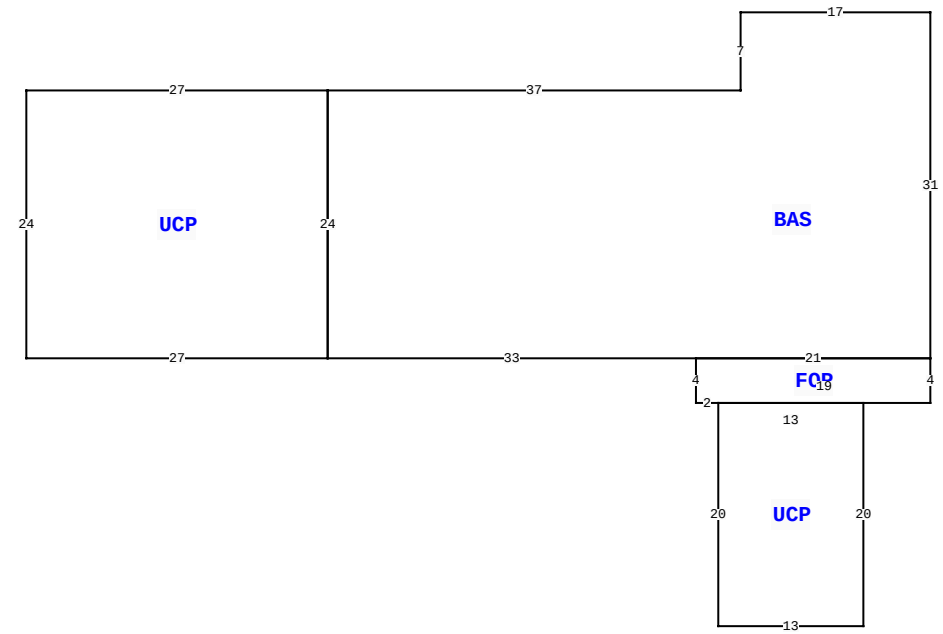
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,415	100		1,415	94,230
FOP	84	30		25	1,665
UCP	260	20		52	3,463
UCP	648	20		130	8,657
TOTALS	2,407			1,622	108,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	108.1080	121.08	196,392	1964	1964	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1415 HX Base Yr



827 NW MAGNOLIA WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	108,016
TOTAL MARKET OB/XF VALUE	30
TOTAL LAND VALUE - MARKET	3,200
TOTAL MARKET VALUE	111,246
SOH/AGL Deduction	0
ASSESSED VALUE	111,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,246
TOTAL JUST VALUE	111,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00018			

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S7 W37 UCP= W27 S24E27 N24 $ S24 E33 FOP= S4 E2
UCP= S20 E13 N20 W13$ E19 N4 W21$ E21 N31$.

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	30	

LAND DESCRIPTION

TOTAL OB/XF 30

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 04/29/2025 BY JS Total Acres: 0.18 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 11/06/2025 BY SYS