LOT 28 MAGNOLIA HEIGHTS S/D OF B
PB 1074-31, DC 1074-164, 1090-15

CLARIDY CARLTON L
569 NW LONG ST
LAKE CITY, FL 32055

2026

00-00-00-11461-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

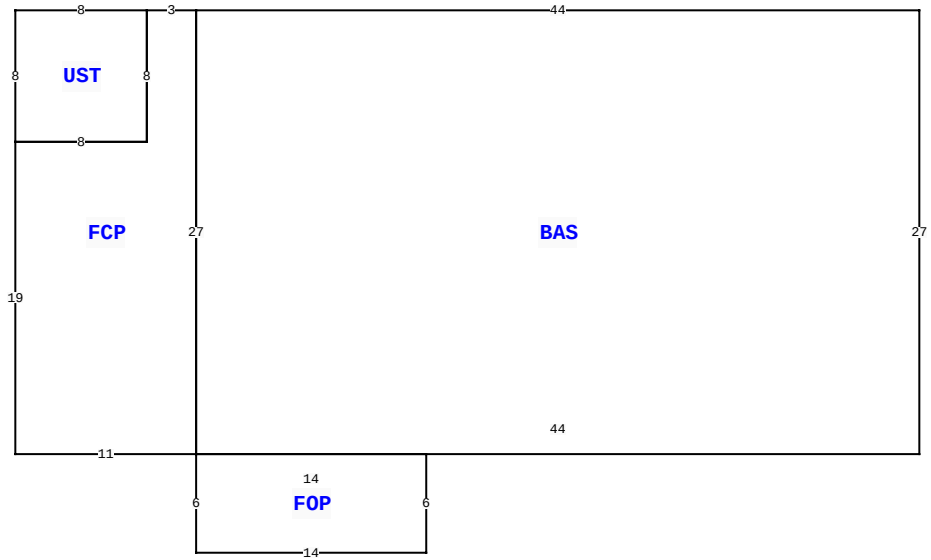
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	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	1,188	100		1,188	112,765
FCP	233	25		58	5,505
FOP	84	30		25	2,373
UST	64	45		29	2,753
TOTALS	1,569			1,300	123,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	113.0000	126.56	164,528	1967	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2025 Heated Area: 1188 HX Base Yr



569 NW LONG ST, 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	123,396
TOTAL MARKET OB/XF VALUE	330
TOTAL LAND VALUE - MARKET	3,200
TOTAL MARKET VALUE	126,926
SOH/AGL Deduction	0
ASSESSED VALUE	126,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,926
TOTAL JUST VALUE	126,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1518/822	5/24/2024	WD	U	I	41	178,000
GRANTOR: BC LOGISTICS LLC						
GRANTEE: CLARIDY CARLTON L						
1501/1484	10/23/2023	QC	U	I	11	100
GRANTOR: JERNIGAN BRITTNEE						
GRANTEE: BC LOGISTICS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FCP= W3 UST= W8 S8E8 N8$ S8 W8 S19 E11 N27$ S27 FOP= S6 E14 N6 W14$ E44 N27$.

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	130	
2	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 330

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 09/25/2024 BY TP Total Acres: 0.25 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 11/07/2025 BY SYS