S DIV: LOT 16 BLOCK 1 WOODLAND G

606-401, 791-1700,

GHERNA DAN L/GHERNA CATHERINE S
1201 SE MAGNOLIA LOOP
LAKE CITY, FL 32025

2026

00-00-00-13544-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

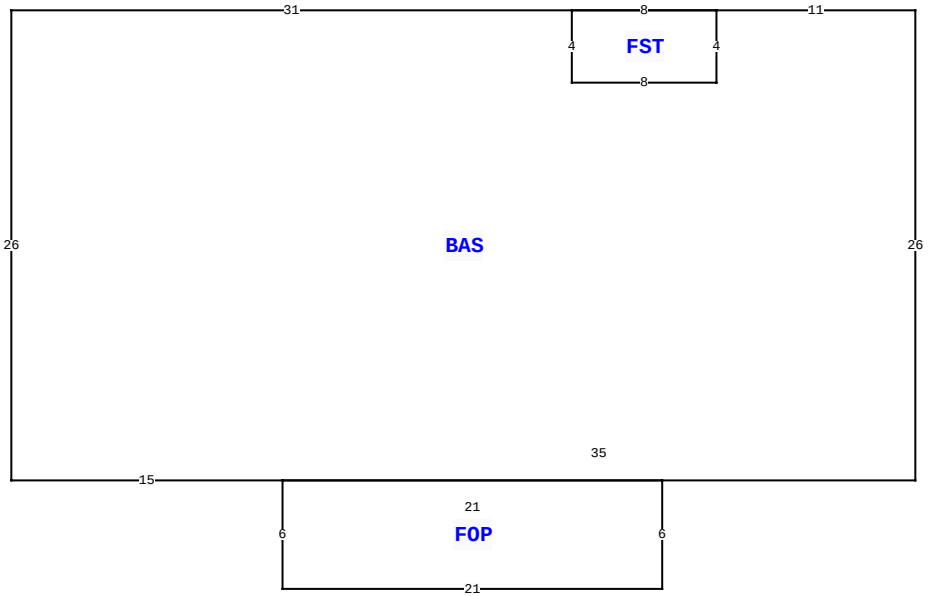
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	111,202
FOP	126	30		38	3,251
FST	32	55		18	1,540
TOTALS	1,458			1,356	115,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,356	117.5000	131.60	178,450	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1300 HX Base Yr 1995



1201 SE MAGNOLIA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		115,992
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		136,492
SOH/AGL Deduction		52,062
ASSESSED VALUE		84,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,708
TOTAL JUST VALUE		136,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,492

LAND:1:1: 0.30 AC

SALE:1:1: LOT 16 BLOCK 1 WOODLAND GROVE UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048500	Roof Replacement	9,500	10/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0791/1700	5/27/1994	WD	Q	I		58,300

GRANTOR: JAMES A & JILL M BATT

GRANTEE: DAN L & CATHERINE S

0606/0401	1/01/1987	WD	Q	V		5,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S26 E15 FOP= S6 E21N6 W21$ E35 N26 W11 FST= S4 W8 N4 E8$ W8$.

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	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		CI	70.00	95.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/20/2023 BY JS Total Acres: 0.15 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS