S DIV: LOT 6 BLOCK 3, WOODLAND G

381-347, 735-208, 816-979, WD 10

DIY DEVELOPMENT LLC
215 SW WINDSWEPT GLN
LAKE CITY, FL 32024

**2026**

**00-00-00-13564-003**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

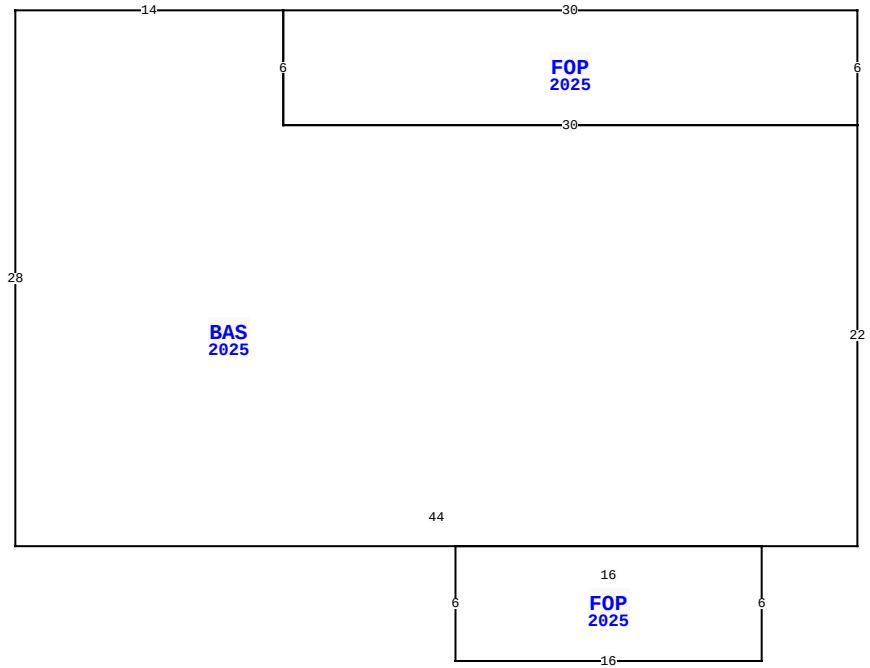
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 |
| 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 | 1,052 | 100 | 2025 | 1,052 | 123,644 |
| FOP | 96 | 30 | 2025 | 29 | 3,409 |
| FOP | 180 | 30 | 2025 | 54 | 6,347 |
| TOTALS | 1,328 | | | 1,135 | 133,400 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,135 | 106.0000 | 118.72 | 134,747 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 1052 HX Base Yr




1168 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: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 133,400 |
| TOTAL MARKET OB/XF VALUE | 1,200 |
| TOTAL LAND VALUE - MARKET | 12,950 |
| TOTAL MARKET VALUE | 147,550 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 147,550 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 147,550 |
| TOTAL JUST VALUE | 147,550 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 148,897 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047645 | New Residential C | 200,000 | 07/11/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1468/2056 | 6/08/2022 | WD | Q | V | 01 | 15,000 |

GRANTOR: MOD DEVELOPMENT LLC

GRANTEE: DIY DEVELOPMENT LLC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,10] W30 N6 W14 S28 E44 N22 $
FOP=[YR=2025;ORIG=50,4] E30 S6 W30 N6 $
FOP=[YR=2025;ORIG=59,32] E16 S6 W16 N6 $
.

## 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 | 400.00 | UT | 3.00 | 3.00 | 100 | 2025 | 2024 | | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | | *RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.70 | 18,500.00 | 12,950.00 | 12,950 | | | | | | | |

REVIEW DATE 11/04/2024 BY HC Total Acres: 0.23 Total Land Value: 12,950 Market: 0 Agricultural: 0 Common: 12,950 PRINTED 11/18/2025 BY SYS