S DIV: LOT 5 BLOCK 3, WOODLAND G

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

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

2026

00-00-00-13564-004

BUILDING CHARACTERISTICS

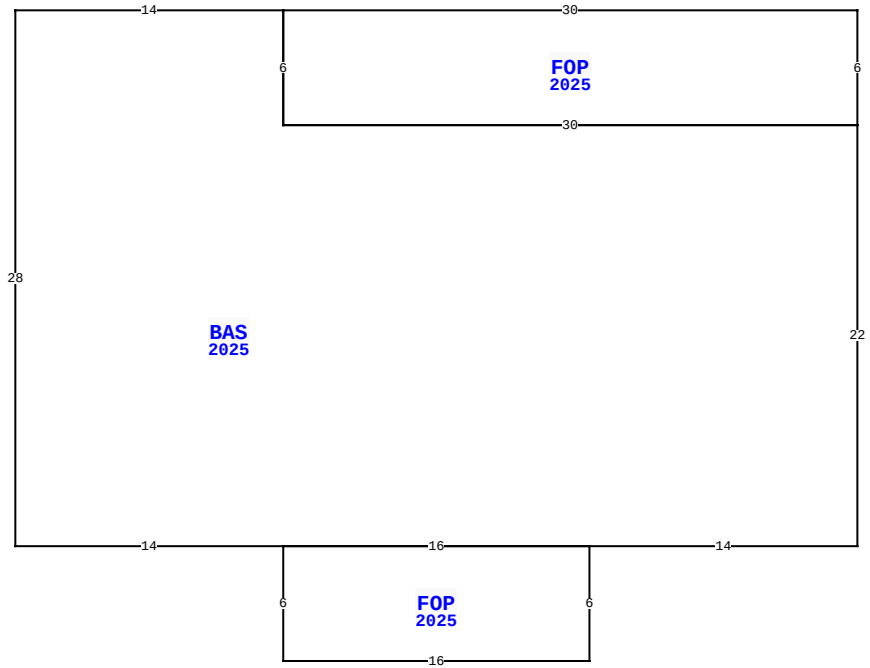
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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



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

1152 SE MAGNOLIA LOOP, LAKE CITY

COLUMBIA COUNTY PROPERTY

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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
000047837	New Residential C	200,000	08/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/2051	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=78,9] W30 N6 W14 S28 E14 E16 E14 N22 $
FOP=[YR=2025;ORIG=48,3] E30 S6 W30 N6 $
FOP=[YR=2025;ORIG=48,31] 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 TW Total Acres: 0.22 Total Land Value: 12,950 Market: 0 Agricultural: 0 Common: 12,950 PRINTED 11/18/2025 BY SYS