COMM SW COR OF SE1/4 OF NW1/4, N
POB, CONT N 177.23 FT, E 244.61
W 244.61 FT TO E R/W PINEMOUNT P

NGAI WAN BING
169 MAGICAL TER
LAKE CITY, FL 32024

2026

04-4S-16-02772-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

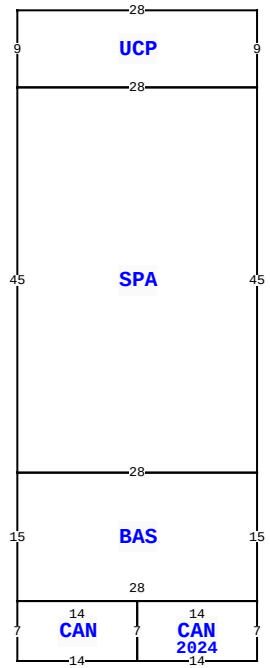
DOR CODE	1117	STORE/OFFICE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	9,856
CAN	98	30		29	681
CAN	98	30	2024	29	681
SPA	1,260	85		1,071	25,131
UCP	252	20		50	1,174
TOTALS	2,128			1,599	37,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,599	63.4200	46.93	75,041	1977	1977	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 1491 HX Base Yr



169 SW MAGICAL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	37,520
TOTAL MARKET OB/XF VALUE	9,640
TOTAL LAND VALUE - MARKET	87,120
TOTAL MARKET VALUE	134,280
SOH/AGL Deduction	0
ASSESSED VALUE	134,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,280
TOTAL JUST VALUE	134,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,280

LAND:1:1: AD;4 POOR LOCATION NO HWY EXPOSURE DOR 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1456/1660	1/07/2022	WD	U	I	37	200,000
GRANTOR: SOMHORST DAVID LEE						
GRANTEE: NGAI WAN BING						
0517/0452	8/01/1983	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
2	0030	BARN,MT	0	0	0	0	1.00	UT	8,640.00	8,640.00	100	2024	2023		100	8,640	

BUILDING DIMENSIONS

SPA=[ORIG=-28,9] S45 E28 N45 W28 $
BAS=[ORIG=-28,54] S15 E28 N15 W28 $
UCP=[ORIG=0,0] W28 S9 E28 N9 $
CAN=[ORIG=-28,69] S7 E14 N7 W14 $
CAN=[YR=2024;ORIG=-14,69] E14 S7 W14 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,640

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	1100	C	STORE 1FLR	0		00	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.00	2.00	87,120							

REVIEW DATE 10/06/2023 BY JB Total Acres: 1.00 Total Land Value: 87,120 Market: 0 Agricultural: 0 Common: 87,120 PRINTED 11/07/2025 BY SYS