COMM SW COR OF SE1/4 OF NW1/4, R
FOR POB, CONT N 177.23 FT, E 244
S 177.23 FT, W 244.61 FT TO POB.

PARKER JAMES EDWARD III/PARKER MICHAEL SEAN
215 SW MAGICAL TER
LAKE CITY, FL 32024

2026

04-4S-16-02772-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

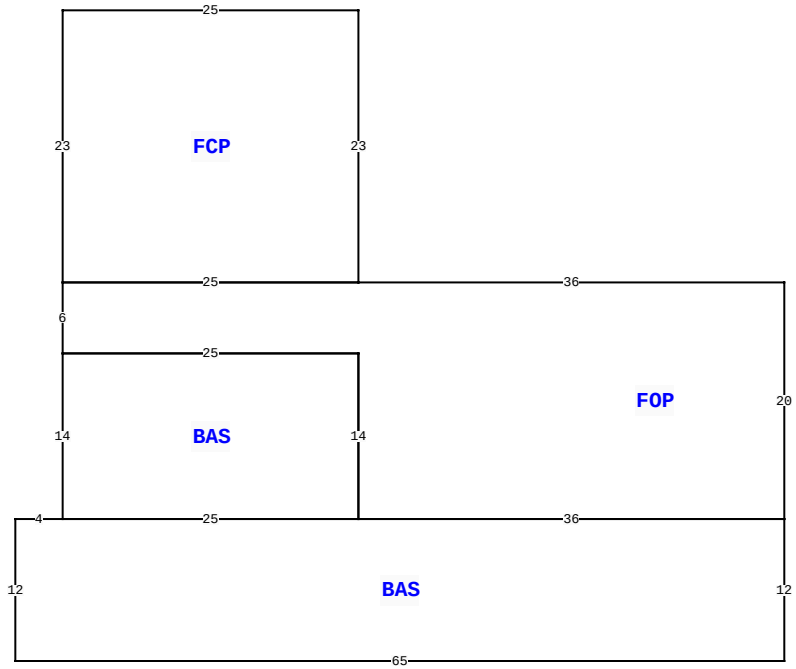
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
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	350	100		350	6,419
BAS	780	100		780	14,305
FCP	575	25		144	2,641
FOP	870	35		304	5,575
TOTALS	2,575			1,578	28,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,578	76.4100	45.85	72,351	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 50% - 2023 Heated Area: 1130 HX Base Yr 2023



215 SW MAGICAL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		28,940
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		53,840
SOH/AGL Deduction		1,813
ASSESSED VALUE		52,027
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		27,027
TOTAL JUST VALUE		53,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1405/0377	2/01/2020	QC	U	I	11	100
GRANTOR: CYNTHIA R HAWKINS FKA						
GRANTEE: MICHAEL SEAN PARKER						
1299/0444	8/07/2015	QC	U	I	11	100
GRANTOR: CYNTHIA R HAWKINS						
GRANTEE: MICHAEL SEAN PARKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 S12 E65 N12 FOP= N20W36 FCP= N23 W25 S23 E25$ W25S6 E25 S14 E36$ W36 BAS= N14 W25 S14 E25$ W25$.

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	50	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
2	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	0102	C	SFR/MH	50		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 10/06/2023 BY KS Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/07/2025 BY SYS