THE N 199.39 FT OF S 448.7 FT OF SW1/4 OF NW1/4, EX 50 FT OFF THE ROAD R/W.

NGAI WAN BING
1485 SW PINEMOUNT RD
LAKE CITY, FL 32024

2025

04-4S-16-02772-038

COLUMBIA COUNTY PROPERTY

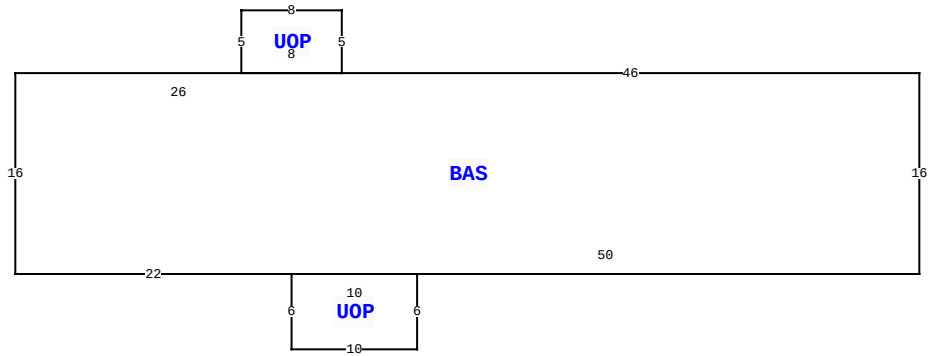
BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,177	99.9000	59.94	70,549	1996	1996	0	0	0	60.00	40.00

3 MOBILE HME – 0% - 0 Heated Area: 1152 HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	27,620
UOP	40	25		10	240
UOP	60	25		15	360
TOTALS	1,252			1,177	28,220

158 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	28,220
TOTAL MARKET OB/XF VALUE	8,344
TOTAL LAND VALUE - MARKET	11,475
TOTAL MARKET VALUE	48,039
SOH/AGL Deduction	7,203
ASSESSED VALUE	40,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,836
TOTAL JUST VALUE	48,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,451

BLDG:2:1: MH IN DGT'S NAME?? WILL NEED PROOF OF DE

XFOB:1:1: HOLIDAY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11939	M H	125	12/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/0474	9/28/2016	WD	U	I	12	23,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: WAN BING NGAI						
1314/1651	5/06/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (MIZE						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UOP= N5 W8 S5 E8$ W26 S16 E22 UOP= S6 E10 N6 W10$ E50 N16$.

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	0294	SHED WOOD/	0	0	12	16	192.00	UT	14.00	14.00	50	2006	2006	3	50	1,344	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,344

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	0200	C	MBL HM	0		00	0.00	0.00	0.90	AC		1.00	1.00	0.85	15,000.00	12,750.00	11,475							

REVIEW DATE 10/11/2023 BY KS Total Acres: 0.90 Total Land Value: 11,475 Market: 0 Agricultural: 0 Common: 11,475 PRINTED 06/27/2025 BY SYS