THE N 191 FT OF THE W 334.81 FT
SE1/4 OF NW1/4, EX RD R/W.

WELCH CARRIE T
134 SW MABREY GLN
LAKE CITY, FL 32024

2026

04-4S-16-02772-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	02	WINDOW 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	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

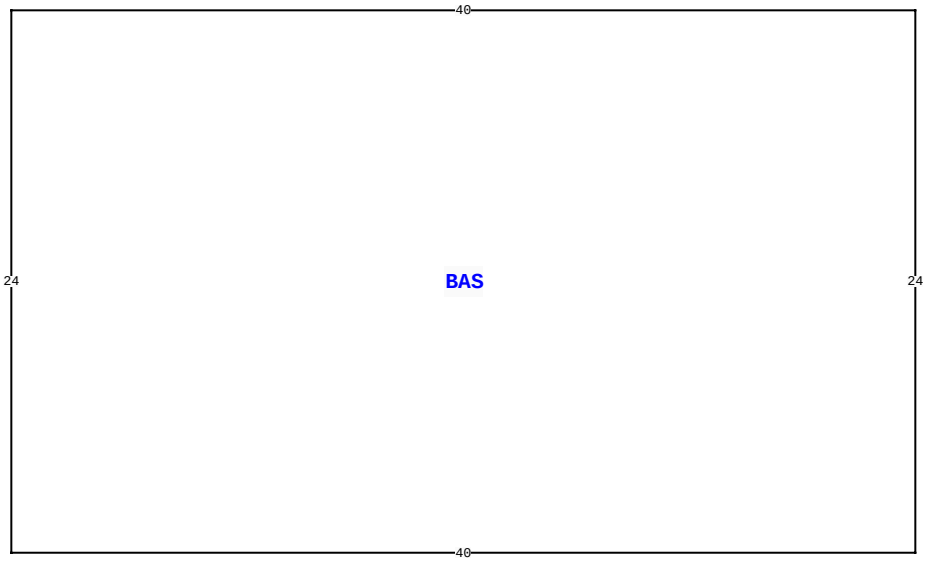
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	22,376
TOTALS	960			960	22,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	97.1100	58.27	55,939	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 100% - 1995 Heated Area: 960 HX Base Yr 1995



341 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		22,376
TOTAL MARKET OB/XF VALUE		7,870
TOTAL LAND VALUE - MARKET		19,200
TOTAL MARKET VALUE		49,446
SOH/AGL Deduction		17,057
ASSESSED VALUE		32,389
TOTAL EXEMPTION VALUE	HX HB DX WX BX SX	32,389
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		49,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6745	M H	60	01/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/1361	11/14/2024	LE	U	I	14	100
GRANTOR: WELCH CARRIE KATHLEEN						
GRANTEE: WELCH CARRIE KATHLE						
1413/2559	6/22/2020	LE	U	I	14	100
GRANTOR: CARRIE T WELCH (ENH L						
GRANTEE: ALYSSA K WILLIAMS (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	0169	FENCE/WOOD	0	100	0	0	180.00	UT	7.50	7.50	20	1993	1993	3	20	270	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,870

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	100		00	0.00	0.00	1.28	AC		1.00	1.00	1.00	15,000.00	15,000.00	19,200							

REVIEW DATE 10/09/2023 BY JB Total Acres: 1.28 Total Land Value: 19,200 Market: 0 Agricultural: 0 Common: 19,200 PRINTED 11/10/2025 BY SYS