THE N 199.39 FT OF S 249.39 FT O
SW1/4 OF NW1/4, EX RD R/W. (PARC

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

2025

04-4S-16-02772-049

BUILDING CHARACTERISTICS

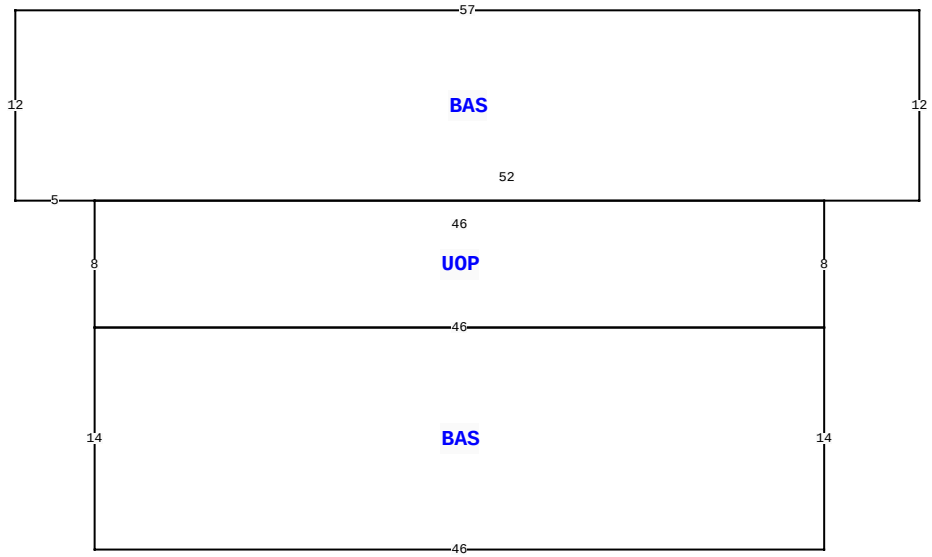
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	644	100		644	14,050
BAS	684	100		684	14,922
UOP	368	25		92	2,007
TOTALS	1,696			1,420	30,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,420	90.9000	54.54	77,447	1992	1992	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1328 HX Base Yr



126 SW MAGICAL TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	30,979
TOTAL MARKET OB/XF VALUE	12,788
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	58,767
SOH/AGL Deduction	7,672
ASSESSED VALUE	51,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,095
TOTAL JUST VALUE	58,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,638

SALE:3:1:

SALE:2:1:

SALE:1:1: 1.01 AC W/ 1972 12 X 60 MH,2ND MH ADDED

BLDG:1:1: MH ON ORB 844-1867 FOR RICHARD/RUTH WARR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7555	RECONNECT	40	09/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/2531	4/03/2019	WD	U	I	37	8,000
GRANTOR: TROY M WARREN II						
GRANTEE: WAN BING NGAI						
1332/1219	3/09/2017	WD	U	I	11	100
GRANTOR: RUTH MARIE WARREN, TR						
GRANTEE: RUTH MARIE WARREN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S12 E5 UOP= S8 BAS= S14 E46 N14 W46$ E46 N8 W46$ E52 N12$.

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	350.00	UT	2.50	2.50	100	1997	1997	3	100	875	
2	0169	FENCE/WOOD	0	0	0	0	350.00	UT	5.00	5.00	75	1997	1997	3	75	1,313	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 12,788

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	0.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,500							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,500							

REVIEW DATE 10/11/2023 BY JB Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/11/2025 BY SYS