

MURPHY GERALD
291 SW MAGICAL TER
LAKE CITY, FL 32024

04-4S-16-02772-054

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall031VINYL SID 100

Exterior Wall00N/A 0

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall02WALL BD/WD 100

Interior Floor12HARDWOOD 100

Interior Floor00N/A 0

Air Condition02WINDOW 100

Heating Type04AIR DUCTED 100

Bedrooms2 100

Bathrooms1 100

Frame Stories Units1. 100
0 100

Condition Adj Kitchen Adj0303 100
0101 100

Quality0404

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC4416.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS924100202592438,399

TOTALS92492438,399

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10120CLFENCE 400001.00UT0.000.00100003100500

39945Well/Sept00001.00UT7,000.007,000.0010031007,000

40296SHED METAL0000288.00UT18.0018.00100202520241005,184

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM0A-10.000.001.53AC1.001.001.0015,000.0015,000.0022,950

REVIEW DATE10/06/2023BYJBTotal Acres: 1.53Total Land Value: 22,950Market: 0Agricultural: 0Common: 22,950PRINTED 08/08/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

02000292492.150075.5669,817199219920045.0055.00

MANUF 10% - 2025Heated Area: 924HX Base YrBAS 2025

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/19/2022MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,15] E66 S14 W66 N14 \$.

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE38,399

TOTAL MARKET OB/XF VALUE12,684

TOTAL LAND VALUE - MARKET22,950

TOTAL MARKET VALUE74,033

SOH/AGL Deduction0

ASSESSED VALUE74,033

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE74,033

TOTAL JUST VALUE74,033

NCON VALUE43,583

INCOME VALUE

PREVIOUS YEAR MKT VALUE30,750

BLDG:1:1: MAGNOLIA MH

PERMIT NUMDESCRIPTIONAMTISSUED

000047131Mobile Home05/04/2023

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1484/13782/10/2023WDQI0150,000

GRANTOR: NGAI WAN BING

GRANTEE: MURPHY GERALD

1408/02813/13/2020WDUIV3712,000

GRANTOR: WAYNE THOMAS HUDSON J

GRANTEE: WAN BING NGAI