

A PARCEL OF LAND LYING AND BEING
SECTION 17-1S-17 & SECTION 18-1S
SECTION 20-1S-17 BEING DESC AS F

BURKS JAMES E/BURKS SHAUNA L
12919 MAGNOLIA POINTE BLVD
CLERMONT, FL 34711

2026

20-1S-17-04551-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3						
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	31	VINYL SID 100		0203	02	1,800	117.0000	120.51	216,918	2022	2022	0	0	0	5.00	95.00	VALUATION BY										STANDARD										
Exterior Wall	00	N/A 0		1 MANUF 3 0% - 2023										Heated Area: 1800					HX Base Yr					Tax Group: 3										Tax Dist:			
Roof Structure	03	GABLE/HIP 100		Diagram showing a rectangular building footprint with dimensions 60' by 30'. The text 'BAS 2023' is centered within the footprint.										206,072																							
Roof Cover	03	COMP SHNGL 100												88,960																							
Interior Wall	05	DRYWALL 100												445,408																							
Interior Floor	12	HARDWOOD 100												361,142																							
Interior Floor	00	N/A 0												0																							
Air Condition	03	CENTRAL 100												361,142																							
Heating Type	04	AIR DUCTED 100												0																							
Bedrooms	3	100												361,142																							
Bathrooms	2	100												740,440																							
Frame	01	NONE 100												0																							
Stories	1.	1. 100												0																							
Units	0	100												0																							
Condition Adj	03	03 100		744,778																																	
Kitchen Adjus	01	01 100																																			
Quality	05	05																																			
DOR CODE	5000		IMPROVED AG																																		
MAP NUM				MKT AREA		03																															
NEIGHBORHOOD/LOC	20117.00		1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,800	100	2023	1,800	206,072																																
TOTALS	1,800			1,800	206,072																																
EXTRA FEATURES						14682 N US HIGHWAY 441 , LAKE CITY																															
L N	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000																					
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000																					
3	0081	DECKING WI	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600																					
4	0081	DECKING WI	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600																					
5	0030	BARN, MT	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	2023	2022		100	70,000																					
6	0060	CARPORT F	0	0	22	40	880.00	UT	7.00	7.00	100	2023	2022		100	6,160																					
7	0166	CONC, PAVMT	0	0	4	80	320.00	UT	5.00	5.00	100	2023	2022		100	1,600																					
LAND DESCRIPTION						TOTAL OB/XF														88,960																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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						4.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	12,800																			
2	5500	A	TIMBER 2	0			A-1	0.00	0.00	105.00	AC		1.00	1.00	1.00	445.00	445.00	46,725																			
3	5600	A	TIMBER 3	0			A-1	0.00	0.00	22.98	AC		1.00	1.00	1.00	281.00	281.00	6,457																			
4	5910	A	SWAMP/CYPRES	0			A-1	0.00	0.00	3.21	AC		1.00	1.00	1.00	40.00	40.00	128																			
5	9910	M	MKT . VAL . AG	0			A-1	0.00	0.00	135.19	AC		1.00	1.00	1.00	3,200.00	3,200.00	432,608																			
REVIEW DATE		06/24/2022		BY		JB		Total Acres: 135.19			Total Land Value: 66,110			Market: 432,608			Agricultural: 53,310			Common: 12,800			PRINTED 10/17/2025 BY SYS														