LOT 2 MAGNOLIA PLACE S/D.
1042-2750, QC 1320-419, WD
1329-182,

LAWRENCE JONATHAN S/LAWRENCE ERICA J
199 SW CHERRYWOOD WAY
LAKE CITY, FL 32025

2026

27-5S-17-09415-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

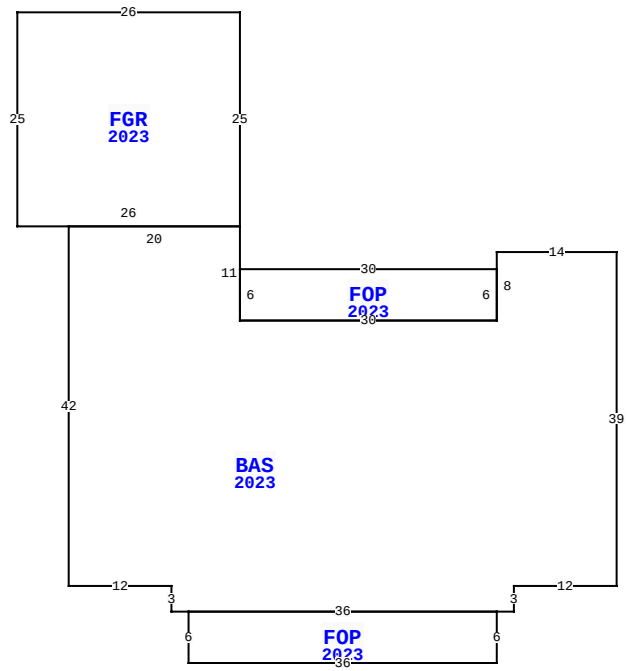
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	2023	2,436	295,672
FGR	650	55	2023	358	43,453
FOP	180	30	2023	54	6,554
FOP	216	30	2023	65	7,889
TOTALS	3,482			2,913	353,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,913	111.7200	125.13	364,504	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2436 HX Base Yr 2023



199 SW CHERRYWOOD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		353,569
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		410,489
SOH/AGL Deduction		40,109
ASSESSED VALUE		370,380
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,658
TOTAL JUST VALUE		410,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043008	New Residential C	350,000	10/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0182	1/11/2017	WD	Q	V	01	36,000
GRANTOR: GLENN FARMS INC						
GRANTEE: JONATHAN S & ERICA						
1320/0419	8/03/2016	QC	U	V	11	100
GRANTOR: WENDELL & JENNIFER HA						
GRANTEE: GLENN FARMS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=66,20] S8 W30 N11 W20 S42 E12 S3 E2 E36 E2 N3 E12 N39 W14 $
FGR=[YR=2023;ORIG=10,-8] E26 S25 W26 N25 $
FOP=[YR=2023;ORIG=36,22] E30 S6 W30 N6 $
FOP=[YR=2023;ORIG=30,62] E36 S6 W36 N6 $
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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	0166	CONC,PAVMT	0	100	0	0	640.00	UT	3.00	3.00	100	2023	2022		100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/21/2022 BY HC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS