LOT 5 MAGNOLIA PLACE S/D.
WD 1039-2238, WD 1397-1480, WD 1

BUNDY CALEB EDWARD
130 SW BUNN DR
LAKE CITY, FL 32024

2026

27-5S-17-09415-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

255 SW CHERRYWOOD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,800
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	68,800
SOH/AGL Deduction	0
ASSESSED VALUE	68,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,800
TOTAL JUST VALUE	68,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052105	New Residential C	385,000	01/17/2025
000043168	Electrical Servic	0	11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/814	1/20/2023	WD	Q	I	01	95,000
GRANTOR: NOBLITT EMMETT F						
GRANTEE: BUNDY CALEB EDWARD						
1441/131	6/24/2021	WD	Q	V	01	75,000
GRANTOR: STONE VANCE HOWARD &						
GRANTEE: NOBLITT EMMETT F						

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	0	20	25	500.00	UT	18.00	18.00	100	2022	2021		100	9,000	
2	0251	LEAN TO W/	0	0	12	25	300.00	UT	8.00	8.00	100	2022	2021		100	2,400	
3	0251	LEAN TO W/	0	0	12	25	300.00	UT	8.00	8.00	100	2022	2021		100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 13,800

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	0700	C	MISC RES	0		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 02/27/2023 BY ME Total Acres: 6.03 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS