

LOT 14 MAGNOLIA PLACE S/D.
WD 1023-2400, WD 1427-952, WD 14

WATSON DONALD C/WATSON LORIS A
268 SW CYPRESSWOOD GLN
LAKE CITY, FL 32025

2026

27-5S-17-09415-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality 07 07		
DOR CODE 0100 SINGLE FAMILY		
MAP NUM	MKT AREA 02	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,854	132.3080	148.18	422,906	2005	2005	0	0	0	20.00	80.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1897 HX Base Yr 2021													
NEIGHBORHOOD/LOC 27517.00 1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,897	100		1,897	224,878								
FGR	484	55		266	31,533								
FGR	1,021	55		562	66,622								
FOP	78	30		23	2,726								
FOP	120	30		36	4,267								
UOP	348	20		70	8,298								
TOTALS	3,948			2,854	338,325								

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0	100	0
2	0180	FPLC 1STRY	1	100	0

TOTAL OB/XF 9,130													
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
1	0166	CONC, PAVMT	0	100	0	0	2,852.00	UT 2.50	100	2005	2005	3	100
2	0180	FPLC 1STRY	1	100	0	0	1.00	UT 2,000.00	100	2021	2005		100

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

TOTAL OB/XF 9,130													
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
1	0100	SFR	100										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		338,325	
TOTAL MARKET OB/XF VALUE		9,130	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		402,455	
SOH/AGL Deduction		108,277	
ASSESSED VALUE		294,178	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		243,456	
TOTAL JUST VALUE		402,455	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,684	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042210	Roof Replacement	25,000	06/24/2021
22788	SFR	565	02/08/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1427/956	12/30/2020	WD	Q	I	01
GRANTOR: DOTSON DENNIS D					SALE PRICE 339,000
GRANTEE: WATSON DONALD C					
1427/952	12/21/2020	WD	U	I	30
GRANTOR: GLENN FARMS INC					100
GRANTEE: DOTSON DENNIS D					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W24 UOP= N8 W27 S12 FOP= S8 E15 N8 W15\$ E15 S2 E12 N6\$ S6 W12 S6 W15 N12 W15 S24 E1 S16 E16 N2 FOP= E13 N6 W13 S6\$ N6 E13 S8 E13 N7 E7 FGR= S7 E22 N16 FGR= E13 S2 E41 N23 W41 S15 W13 S6\$ N6 W22 S15\$ N15 E22 N5 W6 N13\$.					