LOT 24 MAGNOLIA PLACE S/D
WD 1021-1456, WD 1386-1645,

VIOLETT DEBORAH SMITH/VIOLETT LARRY LEE JR
512 SW CR 349
LAKE CITY, FL 32025

2026

27-5S-17-09415-124

BUILDING CHARACTERISTICS

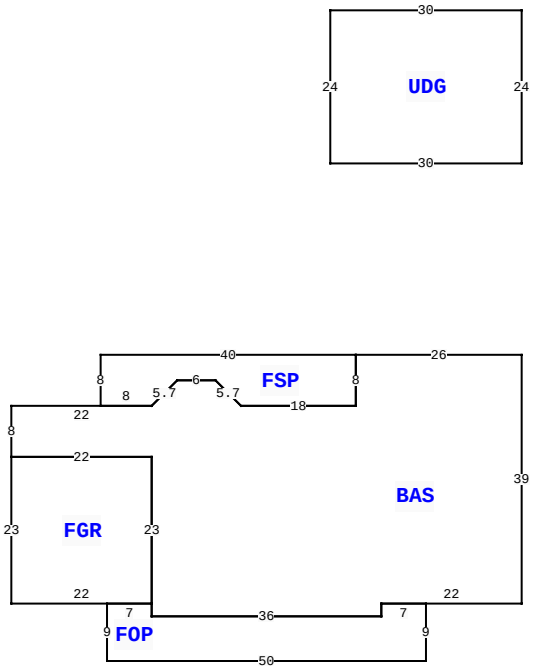
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	27517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,294	100		2,294	257,038
FGR	506	55		278	31,150
FOP	378	30		113	12,662
FSP	280	40		112	12,550
UDG	720	55		396	44,371
TOTALS	4,178			3,193	357,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,193	125.0524	140.06	447,212	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 2294 HX Base Yr 2020



512 SW COUNTY ROAD 349 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		357,770
TOTAL MARKET OB/XF VALUE		20,494
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		433,264
SOH/AGL Deduction		297,077
ASSESSED VALUE		136,187
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,465
TOTAL JUST VALUE		433,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052149	Roof Replacement	29,928	01/27/2025
24730	POOL ENCL	35	07/07/2006
24435	POOL	100	04/26/2006
23163	SFR	655	05/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1386/1645	6/07/2019	WD	Q	I	01	374,600

GRANTOR: DEBRA K BOYER & MICHA

GRANTEE: LARRY LEE JR & DEBO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= W40 S8 E8 R4 U4 E6 D4 R4 E18 N8$ S8 W18 L4 U4 W6 D4 L4 W22 S8 FGR= S23 E22 N23 W22$ E22 S23 FOP= W7 S9 E50 N9 W7 S2 W36 N2$ S2 E36 N2 E22 N39$ PTR= N30 UDG= N24 W30 S24 E30$ S30$.

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	0280	POOL R/CON	0	100	14	29	406.00	UT	70.00	70.00	100	2006	2006	3	51	14,494	
2	0282	POOL ENCL	0	100	25	40	1,000.00	UT	15.00	15.00	100	2006	2006	3	40	6,000	

LAND DESCRIPTION

TOTAL OB/XF 20,494

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 03/10/2025 BY jerry Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS