LOT 1 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

CRANE MATTHEW BENNETT
174 SW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

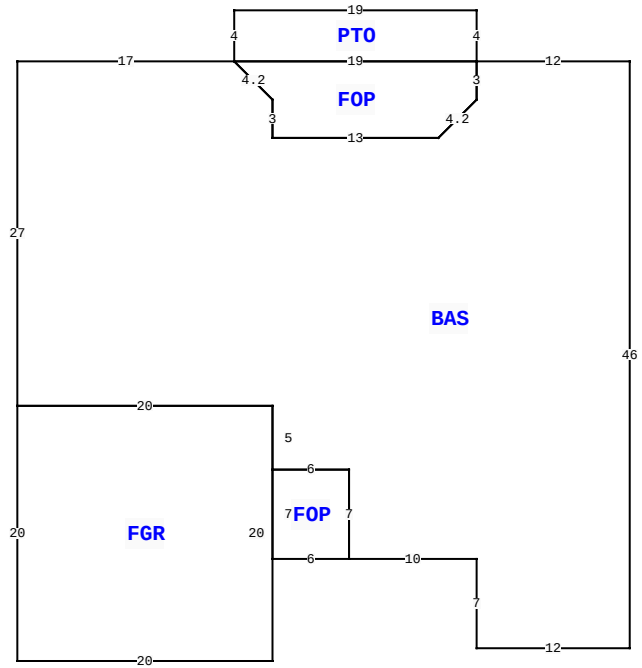
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 28316.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100		1,578	170,143
FGR	400	55		220	23,721
FOP	42	30		13	1,401
FOP	96	30		29	3,127
PTO	76	5		4	431
TOTALS	2,192			1,844	198,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	117.4000	131.49	242,468	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2025 Heated Area: 1578 HX Base Yr



174 NW KATELYN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	198,824
TOTAL MARKET OB/XF VALUE	3,189
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	220,513
SOH/AGL Deduction	0
ASSESSED VALUE	220,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,513
TOTAL JUST VALUE	220,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24779	SFR	495	07/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/426	3/26/2024	WD	Q	I	01	255,000
GRANTOR: FORTNER TYLER C						
GRANTEE: CRANE MATTHEW BENNE						
1326/0391	11/21/2016	WD	Q	I	01	129,000
GRANTOR: BRYAN ZECHER						
GRANTEE: TYLER C FORTNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N4 W19 S4 E19$ FOP= W19 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20$ E20 S5 FOP= S7 E6 N7 W6$ E6 S7 E10 S7 E12 N46 $.

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	0	0	0	813.00	UT	3.00	3.00	100	2007	2007	3	100	2,439	
2	0120	CLFENCE 4	0	0	0	0	100.00	UT	7.50	7.50	100	2007	2007	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 3,189

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/01/2024 BY TP Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS