

LOT 7 MAGNOLIA HILLS S/D.
805-1554, 960-2254, WD 1120-1268

WILDS EDITH/ULICKY MARY
131 NW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-107

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
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	1,620	100		1,620	97,074
TOTALS	1,620			1,620	97,074

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	115.9000	108.95	176,499	1997	1997	0	0	0	45.00	55.00
1 MANUF 1		50% - 2023		Heated Area: 1620				HX Base Yr 2008				
27 60 27 BAS												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		97,074	
TOTAL MARKET OB/XF VALUE		10,600	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		126,174	
SOH/AGL Deduction		3,803	
ASSESSED VALUE		122,371	
TOTAL EXEMPTION VALUE		HA HAB	34,284
BASE TAXABLE VALUE		88,087	
TOTAL JUST VALUE		126,174	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,174	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049751	Solar Power Syste	28,980	05/08/2024
000046129	Electrical Servic	0	12/19/2022
19327	M H	125	03/18/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1120/1268	5/18/2007	WD	Q	I	01
GRANTOR: EDITH WILDS					
GRANTEE: EDITH WILDS & MARY					
0960/2254	7/24/2002	WD	Q	V	
GRANTOR: RUSSELL S & ANN S DEP					
GRANTEE: EDITH WILDS					

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE 4	0	50	0	0	300.00	UT	7.50	7.50	100	2007
2	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2017
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2007
5	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2014
TOTAL OB/XF 10,600												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	50		RSF-2	0.00	0.00	1.00	LT		1.00
TOTAL ADJ 1.00												
UNIT PRICE 18,500.00												
ADJ UNIT PRICE 18,500.00												
LAND VALUE 18,500												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												