LOT 8 MAGNOLIA HILLS S/D.

805-1554, 959-121, 980-1850, 100

YAGER NOLAN/YAGER ANNA
144 NW BILLYE PL
LAKE CITY, FL 32055

2026

28-3S-16-02377-108

BUILDING CHARACTERISTICS

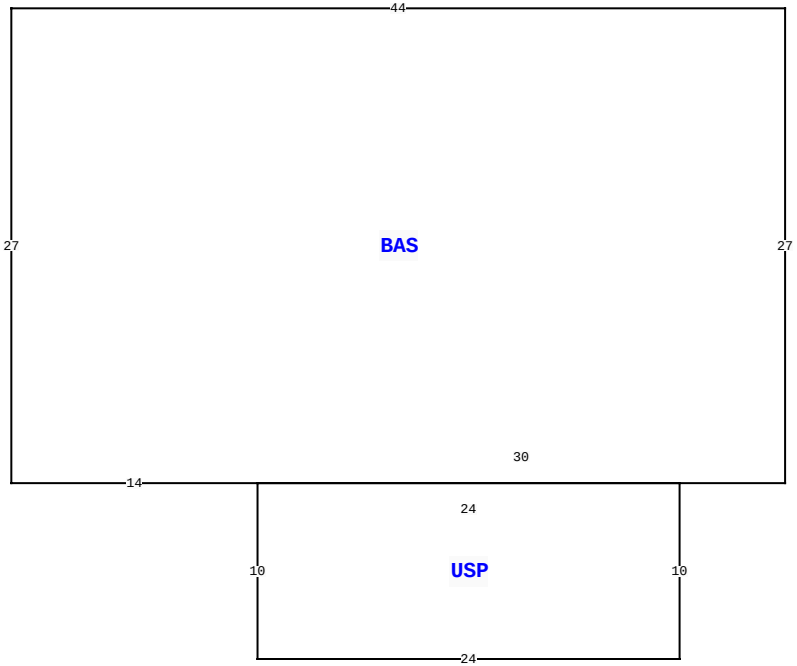
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,188	100		1,188	54,925
USP	240	35		84	3,884
TOTALS	1,428			1,272	58,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,272	102.5100	84.06	106,924	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1188 HX Base Yr



144 NW BILLYE PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	58,808
TOTAL MARKET OB/XF VALUE	12,580
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	89,888
SOH/AGL Deduction	0
ASSESSED VALUE	89,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,888
TOTAL JUST VALUE	89,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21326	M H	123	12/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1472/820	6/28/2022	WD	Q	I	01	80,000
GRANTOR: BONDS CHARLES M SR						
GRANTEE: YAGER NOLAN						
1094/0566	8/23/2006	WD	Q	I		90,000
GRANTOR: SYLVIA R WALDRON						
GRANTEE: CHARLES M BONDS SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E14 USP= S10 E24 N10 W24 $ E30 N27 $.

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	0261	PRCH, UOP	0	0	0	0	96.00	UT	5.00	5.00	100	2003	2003	3	100	480	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 12,580

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	0200	C	MBL HM	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 03/02/2023 BY KS Total Acres: 0.52 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS