

LOT 9 MAGNOLIA HILLS S/D.  
805-1554, 959-121, 980-1850, WD

BROWN MICHAEL  
168 NW BILLYE PL  
LAKE CITY, FL 32055

2026

28-3S-16-02377-109

| 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                 |    | 4 100             |
| Bathrooms                |    | 4 100             |
| Stories                  | 1. | 1. 100            |
| Architectual Units       | 01 | CONV 100<br>0 100 |

|                  |                 |    |
|------------------|-----------------|----|
| Quality          | 05              | 05 |
| DOR CODE         | 0200MOBILE HOME |    |
| MAP NUM          |                 | 06 |
| NEIGHBORHOOD/LOC | 28316.060 1.00/ |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,052            | 100         |      | 2,052        | 120,839              |
| TOTALS    | 2,052            |             |      | 2,052        | 120,839              |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |       |
|----------------|------------|-------------|---------|---|---|-------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | NOTES |
| 1              | 0261       | PRCH, UOP   | 0 100   | 0 | 0 | 1.00  | UT | 0.00     |       |
| 2              | 0120       | CLFENCE 4   | 0 100   | 0 | 0 | 1.00  | UT | 0.00     |       |
| 3              | 9945       | Well/Sept   | 0 100   | 0 | 0 | 1.00  | UT | 7,000.00 |       |
| 4              | 0294       | SHED WOOD/  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     |       |
| 5              | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 1,000.00 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0200     | C   | MBL HM               | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                      |     |           |             |                |                |      |      |      |      |       |        |  |
|---------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 0201                                                    | 02  | 2,052     | 113.9000    | 107.07         | 219,708        | 2002 | 2002 | 0    | 0    | 45.00 | 55.00  |  |
| 1 MANUF 1 100% - 2023 Heated Area: 2052 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |       |        |  |
| <div>27<div>BAS</div>76</div>                           |     |           |             |                |                |      |      |      |      |       |        |  |

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |  |  |  |  |  |           |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 120,839   |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 9,100     |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 18,500    |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 148,439   |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 10,258    |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 138,181   |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,722    |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 87,459    |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 148,439   |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 148,439   |  |  |

|                             |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 168 NW BILLYE PL, LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE                    |  |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE                     |  |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE                    |  |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE                    |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE                   |  |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE                     |  |  |  |  |  |  |  |  |  |  |  |  |
| 04/21/2023 MLU              |  |  |  |  |  |  |  |  |  |  |  |  |

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| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 148,439   |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 148,439   |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 37999      | MAINT/ALTR  | 75  | 04/17/2019 |
| 28234      | M H         | 655 | 11/20/2009 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1456/2779                      | 1/08/2022  | WD           | U      | I      | 37        | 40,500        |  |
| GRANTOR: WARNER DIANE TANGER   |            |              |        |        |           |               |  |
| GRANTEE: BROWN MICHAEL         |            |              |        |        |           |               |  |
| 1183/1819                      | 10/27/2009 | WD           | Q      | V      | 01        | 18,500        |  |
| GRANTOR: CORNERSTONE DEVELOPER |            |              |        |        |           |               |  |
| GRANTEE: DIANE TANGER WARNER   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W76 S27 E76 N27\$. |  |  |  |  |  |  |  |  |  |  |  |  |