LOT 10 MAGNOLIA HILLS S/D. & BEG 10, SE 37.40 FT, SW 89.25 FT TO 10, N 95.63 FT TO POB.

EDWARDS DAMIEN/EDWARDS JENNIFER
101 NW ETHELIND CT
LAKE CITY, FL 32055

2026

28-3S-16-02377-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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
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	05	05

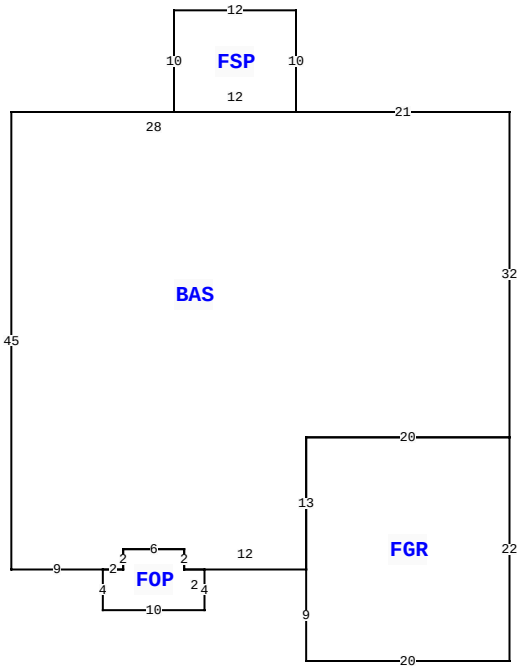
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100		1,933	189,082
FGR	440	55		242	23,672
FOP	52	30		16	1,565
FSP	120	40		48	4,695
TOTALS	2,545			2,239	219,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,239	106.5060	119.29	267,090	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2010 Heated Area: 1933 HX Base Yr 2010



101 NW ETHELIND CT, 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		219,014
TOTAL MARKET OB/XF VALUE		3,507
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		241,021
SOH/AGL Deduction		87,575
ASSESSED VALUE		153,446
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,724
TOTAL JUST VALUE		241,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25078	SFR	574	10/04/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1185/1182	10/22/2009	WD	U	I	12	131,700
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: DAMIEN & JENNIFER E						
1178/2057	7/29/2009	CT	U	I	12	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N10 W12 S10 E12$ W28 S45 E9 FOP= S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E12 FGR= S9 E20 N22 W20 S13$ N13 E20 N32$.

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	100	0	0	1,169.00	UT	3.00	3.00	100	2007	2007	3	100	3,507	

LAND DESCRIPTION

TOTAL OB/XF 3,507

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		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: 1.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS