

LOT 14 MAGNOLIA HILLS S/D.
805-1554, 927-1095, CT 1185-2066

ROSE FLORENCE I
195 NW ETHELIND CT
LAKE CITY, FL 32055

2026

28-3S-16-02377-114



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	31	VINYL SID 100	0201	02	1,444	117.9000	110.83	160,039	2001	2001	0	0	0	45.00	55.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	2 MANUF 1 100% - 2011													Heated Area: 1404 HX Base Yr 2011													
Roof Cover	12	MODULAR MT 100														VALUATION BY													
Interior Wall	03	PLASTER 100														STANDARD													
Interior Floo	14	CARPET 90														Tax Group: 2													
Interior Floo	08	SHT VINYL 10														Tax Dist:													
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE													
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE													
Bedrooms		3 100														TOTAL LAND VALUE - MARKET													
Bathrooms		2 100														TOTAL MARKET VALUE													
Stories	1.	1. 100														SOH/AGL Deduction													
Architectual	01	CONV 100														ASSESSED VALUE													
Units		0 100	TOTAL EXEMPTION VALUE																										
Condition Adj	03	03 100	HX HB																										
Kitchen Adjus	01	01 100	BASE TAXABLE VALUE																										
Quality		05 05	TOTAL JUST VALUE																										
DOR CODE		0200	NCON VALUE																										
MAP NUM			INCOME VALUE																										
NEIGHBORHOOD/LOC		28316.060 1.00/	PREVIOUS YEAR MKT VALUE																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		1,404	100		1,404	85,583																							
UOP		160	25		40	2,438																							
TOTALS		1,564			1,444	88,021																							
EXTRA FEATURES										195 NW ETHELIND CT, LAKE CITY																			
L N		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		0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2001	2001	3	100	1,200													
2		9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000													
3		0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	300													
LAND DESCRIPTION																													
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	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: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS																													