LOT 17 MAGNOLIA HILLS S/D.
805-1554, 936-2464, CT 1015-737,

PENNER TYLER/PENNER BETHANY
235 NW ETHELIND CT
LAKE CITY, FL 32055

2026

28-3S-16-02377-117

COLUMBIA COUNTY PROPERTY

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	02	02 100
Quality	04	04

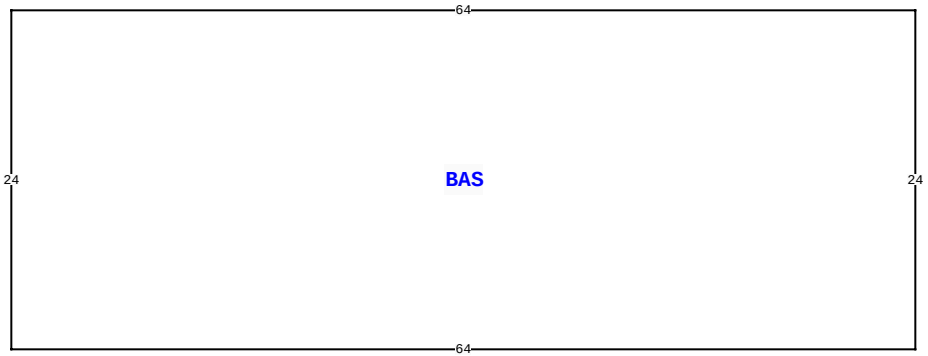
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.060	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	36,532
TOTALS	1,536			1,536	36,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	99.0945	59.46	91,331	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2025 Heated Area: 1536 HX Base Yr 2025



235 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		36,532
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		63,232
SOH/AGL Deduction		0
ASSESSED VALUE		63,232
TOTAL EXEMPTION VALUE	HX HB	38,232
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		63,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22765	M H	250	03/03/2005
18700	M H	125	09/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/896	4/07/2021	WD	Q	I	01	13,000
GRANTOR: PITTMAN ANN						
GRANTEE: PENNER TYLER						
1406/1098	1/30/2020	CT	U	I	18	13,000
GRANTOR: CLERK OF COURT						
GRANTEE: ANN SMITHEY/ANN S D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S24 E64 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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