LOT 20 MAGNOLIA HILLS S/D & N 65
MAGNOLIA HILLS S/D.

FEES CHRISTINA
268 NW ETHELIND CT
LAKE CITY, FL 32055

2026

28-3S-16-02377-120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
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
Quality	05	05

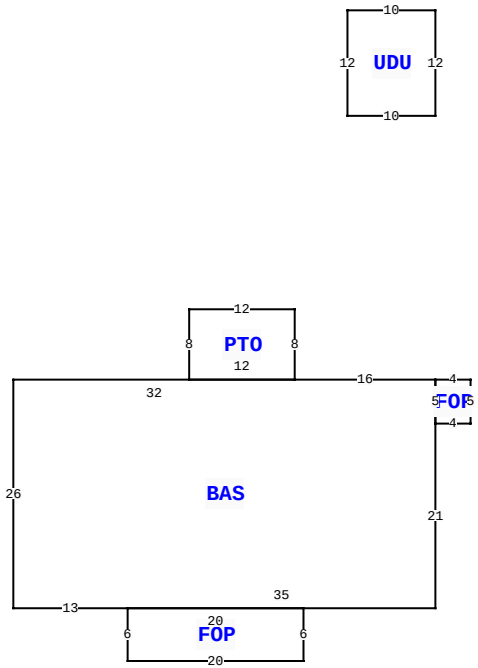
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 28316.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	156,095
FOP	20	30		6	750
FOP	120	30		36	4,503
PTO	96	5		5	625
UDU	120	55		66	8,255
TOTALS	1,604			1,361	170,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,361	118.8000	133.06	181,095	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1248 HX Base Yr 2020



268 NW ETHELIND CT, 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		170,229
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		8,788
TOTAL MARKET VALUE		179,017
SOH/AGL Deduction		54,981
ASSESSED VALUE		124,036
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,314
TOTAL JUST VALUE		179,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,828

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36730	SFR	481	05/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/1814	4/22/2019	WD	U	I	17	140,000
GRANTOR: HABITAT FOR HUMANITY						
GRANTEE: CHRISTINA FEES						
1379/0612	2/27/2019	WD	U	V	17	7,500
GRANTOR: HENRY MATTOX III & ET						
GRANTEE: HABITAT FOR HUMANIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N8 W12 S8 E12$ W32 S26 E13 FOP= S6 E20 N6 W20$ E35 N21 FOP= E4 N5 W4 S5$ N5$ PTR= N30 UDU= N12 W10 S12 E10$ S30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.30	18,500.00	5,550.00	5,550							
2	0000	C	VAC RES	100		RSF-2	0.00	0.00	0.50	LT		1.00	1.00	0.35	18,500.00	6,475.00	3,238							

REVIEW DATE 03/02/2023 BY KS Total Acres: 0.50 Total Land Value: 8,788 Market: 0 Agricultural: 0 Common: 8,788 PRINTED 11/18/2025 BY SYS