

LOT 21 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

PROFFITT RANDALL/PROFFITT TAYLOR NICOLE
264 NW ETHELIND CT
LAKE CITY, FL 32055

2026

28-3S-16-02377-121

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	28316.060 1.00/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	1,372	113.0000	116.39	159,687	2024	2024	0	0	0	98.00

1 MANUF 3

100% - 2025

Heated Area: 1296

HX Base Yr 2025

27

48

BAS 2025

27

8

FOP 2025

27

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2025	1,296	147,824
FOP	216	35	2025	76	8,669
TOTALS	1,512			1,372	156,493

EXTRA FEATURES															264 NW ETHELIND CT, LAKE CITY										XF DATE		LAND DATE		04/21/2023		MLU	
															INC DATE						AG DATE											
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		9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000															
				</																												

LAND DESCRIPTION										TOTAL OB/XF								7,000	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
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			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				156,493	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				18,500	
TOTAL MARKET VALUE				181,993	
SOH/AGL Deduction				0	
ASSESSED VALUE				181,993	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				131,271	
TOTAL JUST VALUE				181,993	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				181,993	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047434	Mobile Home		06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/936	3/01/2024	WD	U	I	12	210,700
GRANTOR: FRIER FINANCE, INC						
GRANTEE: PROFFITT RANDALL						
1482/2331	1/10/2023	WD	U	V	37	15,000
GRANTOR: STERLINGPOINT PROPERTY						
GRANTEE: FRIER FINANCE, INC						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=21,18] E48 S27 W48 N27 \$									
FOP=[YR=2025;ORIG=69,18] E8 S27 W8 N27 \$									