LOT 22 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

TOWNS THURSTON EDWIN JR/TOWNS WENDELL JESSE
230 NW ETHELIND CT
LAKE CITY, FL 32055

2026

28-3S-16-02377-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

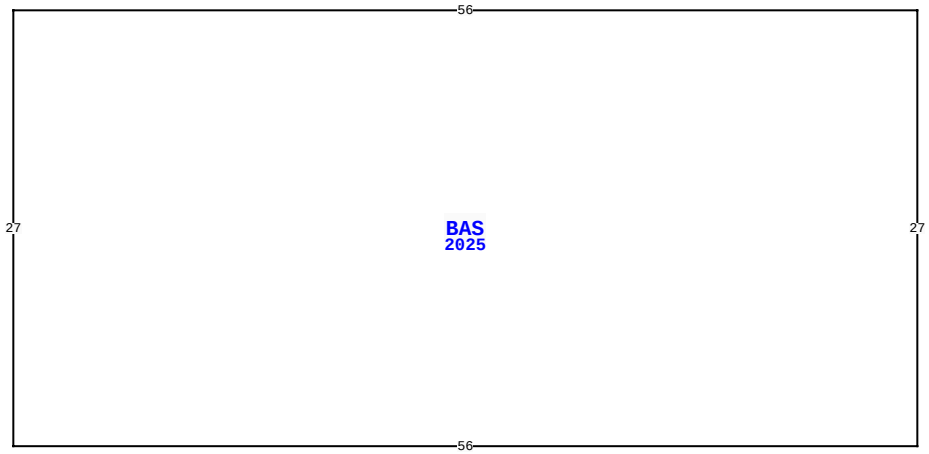
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	164,791
TOTALS	1,512			1,512	164,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	112.36	169,888	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 100% - 2025 Heated Area: 1512 HX Base Yr 2025



230 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		164,791
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		190,291
SOH/AGL Deduction		0
ASSESSED VALUE		190,291
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,569
TOTAL JUST VALUE		190,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,990

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047651	Mobile Home		07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/2255	3/04/2024	WD	Q	I	01	220,900
GRANTOR: FRIER FINANCE INC						
GRANTEE: TOWNS THURSTON EDWI						
1492/468	6/05/2023	WD	U	I	37	35,000
GRANTOR: PENTOLINO RAYMOND J						
GRANTEE: FINANCE FRIER INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,9] E56 S27 W56 N27 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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 03/08/2024 BY TP Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS