

LOT 25 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

SANDERS ROBERT L/SANDERS RAMONA FAYE
165 NW BILLYE PL
LAKE CITY, FL 32055

2026

28-3S-16-02377-125

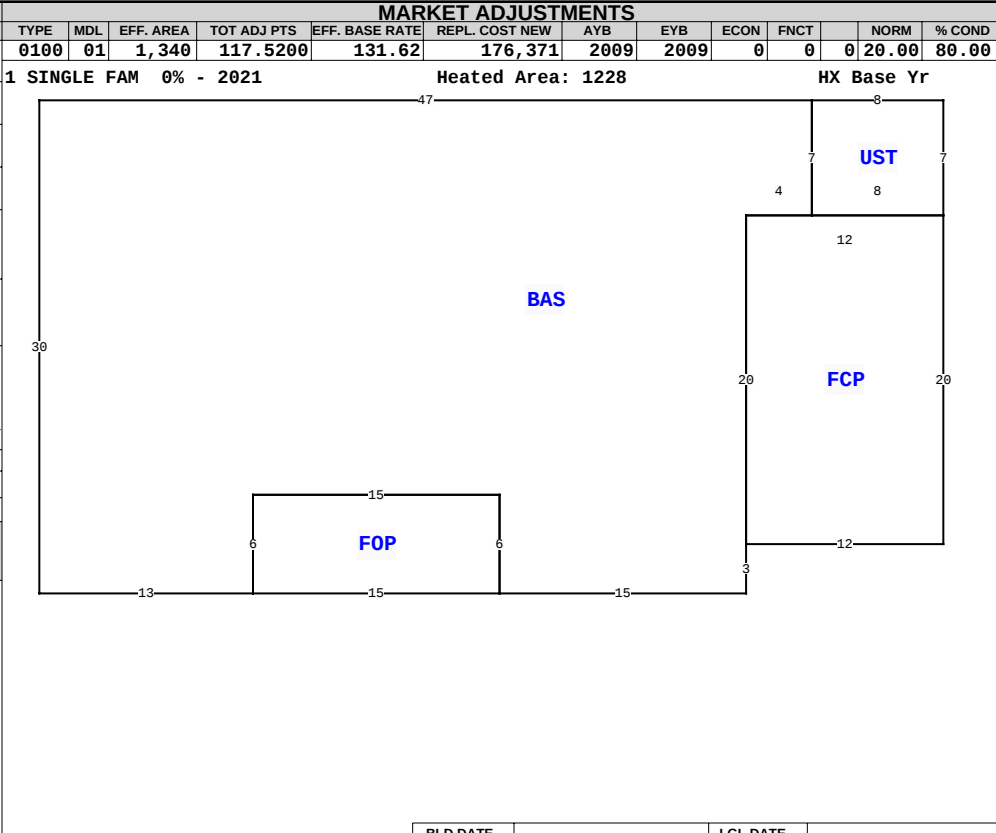
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 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	1,228	100		1,228	129,303
FCP	240	25		60	6,318
FOP	90	30		27	2,843
UST	56	45		25	2,633
TOTALS	1,614			1,340	141,097

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	624.00	UT	2.50
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
3	0080	DECKING	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00



TOTAL OB/XF									
3,060									

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3,060									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		141,097	
TOTAL MARKET OB/XF VALUE		3,060	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		162,657	
SOH/AGL Deduction		0	
ASSESSED VALUE		162,657	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		162,657	
TOTAL JUST VALUE		162,657	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		164,861	

LAND:1:1: 0.50 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27083	SFR	521	06/13/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1420/0957	9/24/2020	WD	Q	I	01
GRANTOR: JOSEPH J & SUSAN T BR					
GRANTEE: ROBERT L & RAMONA F					
1316/1193	6/06/2016	WD	Q	I	01
GRANTOR: DALLAS L & ERIN B SAP					
GRANTEE: JOSEPH J & SUSAN T					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W47 S30 E13 FOP= E15 N6 W15 S6\$ N6 E15 S6 E15 N3 FCP= E12 N20 W12 S20\$ N20 E4 UST= E8 N7 W8 S7\$ N7 \$.									