

LOT 27 MAGNOLIA HILLS S/D.  
805-1554, 959-121, 980-1850, WD

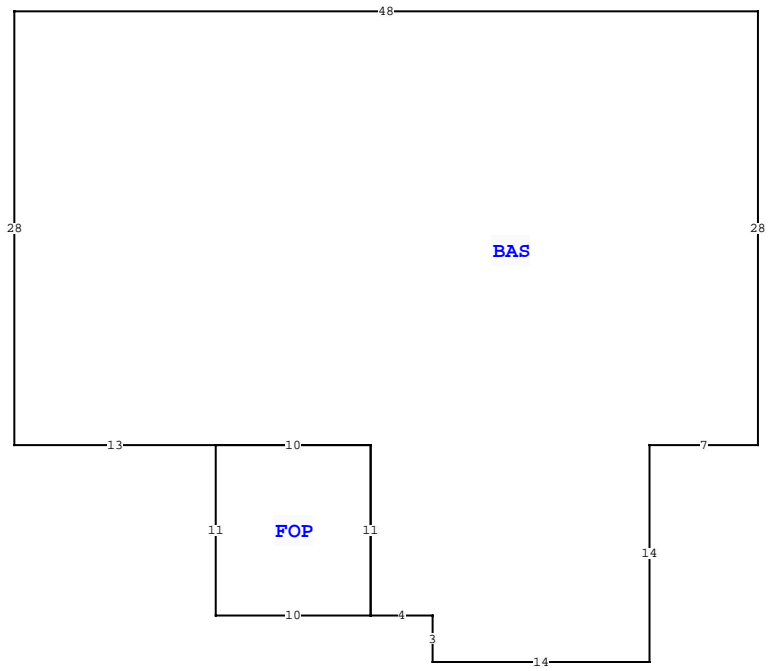
TYNDA ARIEL/TYNDA NICHOLAS  
177 NW KATELYN WAY  
LAKE CITY, FL 32055

**2025**

28-3S-16-02377-127  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0201	MODULAR 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		
1	MODULAR	1	100%	2020	Heated Area: 1584		HX Base Yr 2020						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			124,267	
TOTAL MARKET OB/XF VALUE			8,200	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			150,967	
SOH/AGL Deduction			37,466	
ASSESSED VALUE			113,501	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			62,779	
TOTAL JUST VALUE			150,967	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			157,068	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22811	M H	425	03/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/2705	12/10/2019	WD	Q	I	01	135,900
GRANTOR: WALTER III & ASHLEY R						
GRANTEE: ARIEL & NICHOLAS TY						
1307/0961	12/31/2015	WD	Q	I	01	108,000
GRANTOR: APRIL F HUNTZBERRY						
GRANTEE: WALTER ROACH 111 &						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	121,731
FOP	110	30		33	2,536
TOTALS	1,694			1,617	124,267

177 NW KATELYN WAY, LAKE CITY  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/21/2023 MLU

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	0120	CLFENCE	4	0	100	0	0	0	0.00	0.00	100	2014	2014	3	100	1,000	
2	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S28 E13 FOP= S11 E10 N11 W10\$ E10 S11 E4 S3 E14 N14 E7 N28\$.	

LAND DESCRIPTION										TOTAL OB/XF										8,200					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								