

LOT 30 MAGNOLIA HILLS S/D.
805-1554, 898-2365, 2366, 910-29

WEST CRYSTAL/WEST WANDA M
299 NW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-130

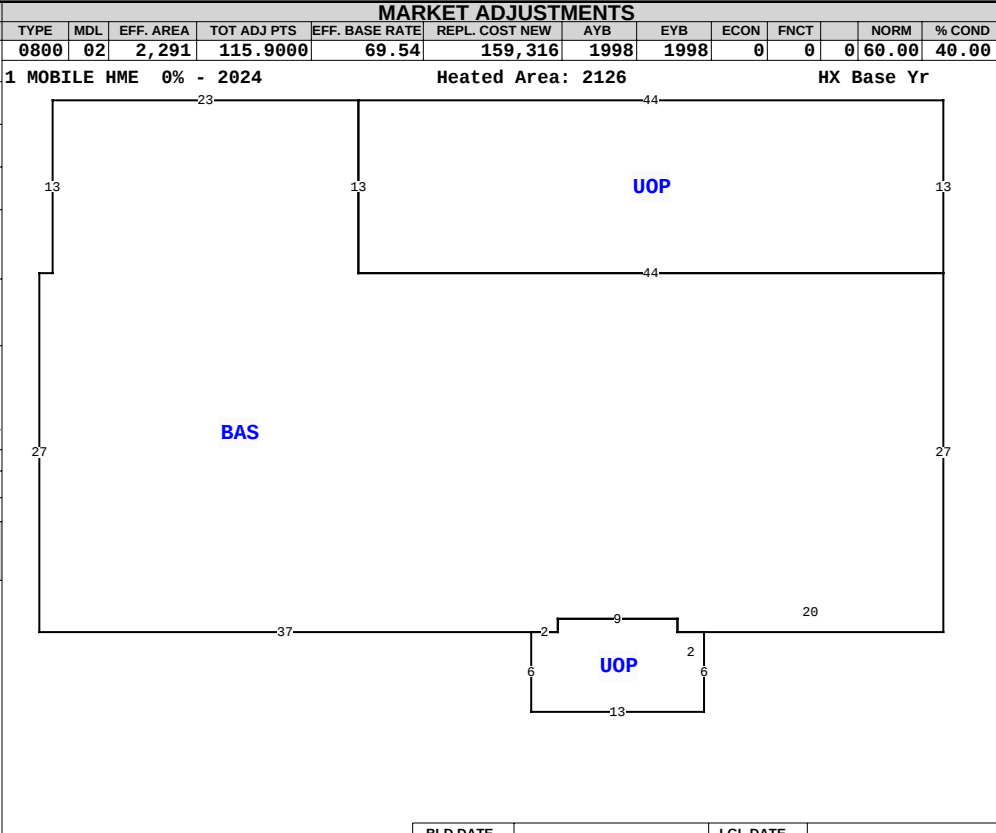


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	28316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100		2,126	59,137
UOP	87	25		22	612
UOP	572	25		143	3,978
TOTALS	2,785			2,291	63,726

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0296	SHED METAL	0	0	18	24			
2	0130	CLFENCE 5	0	0	0	0			
3	9945	Well/Sept	0	0	0	0			



299 NW KATELYN WAY, LAKE CITY				BLD DATE						LGL DATE		04/21/2023	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
432.00	UT	12.00	12.00	100	2007	2007	3	100	5,184				
260.00	UT	8.50	8.50	100	2007	2007	3	100	2,210				
1.00	UT	7,000.00	7,000.00	100			3	100	7,000				

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		RSF-2	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					63,726				
TOTAL MARKET OB/XF VALUE					14,394				
TOTAL LAND VALUE - MARKET					18,500				
TOTAL MARKET VALUE					96,620				
SOH/AGL Deduction					0				
ASSESSED VALUE					96,620				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					96,620				
TOTAL JUST VALUE					96,620				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					96,620				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13440	M H	125	12/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/2035	8/11/2023	QC	U	I	11	100
GRANTOR: WEST FRANKLIN E						
GRANTEE: WEST CRYSTAL						
1296/0020	6/09/2015	LE	U	I	14	100
GRANTOR: FRANKLIN E WEST (UNRE						
GRANTEE: FRANKLIN E WEST (RE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W44 N13 W23 S13 W1 S27 E37 UOP= S6 E13 N6 W2 N1 W9 S1 W2\$ E2 N1 E9 S1 E20 N27\$ UOP= N13 W44 S13 E44\$.									