LOT 31 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

CHILDS CHATLIE SHEY
313 NW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

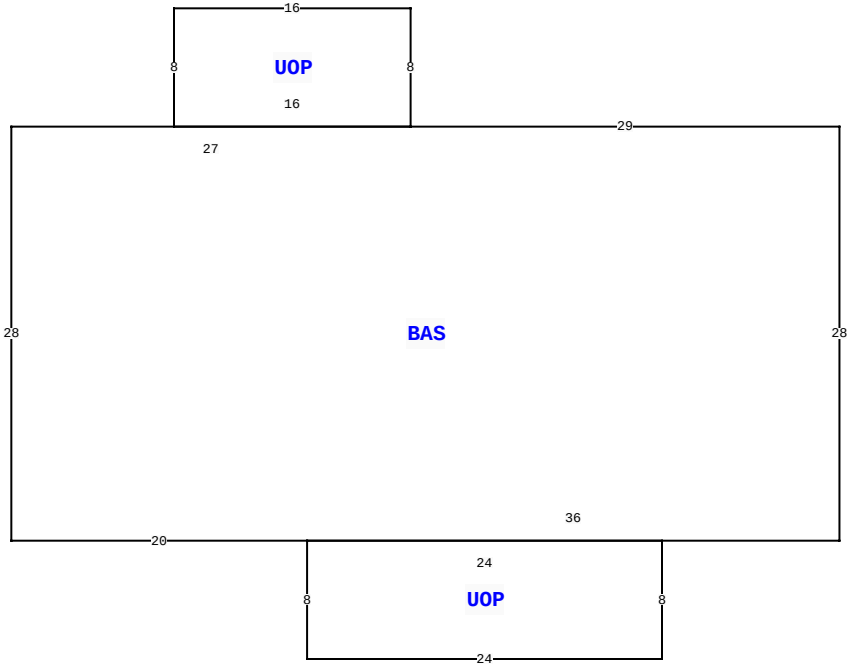
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	151,663
UOP	128	20		26	2,515
UOP	192	20		38	3,675
TOTALS	1,888			1,632	157,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,632	115.5330	106.29	173,465	2005	2020	0	0	0	9.00	91.00

1 MODULAR 1 100% - 2024 Heated Area: 1568 HX Base Yr 2024



313 NW KATELYN WAY, 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		157,853
TOTAL MARKET OB/XF VALUE		4,289
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		180,642
SOH/AGL Deduction		0
ASSESSED VALUE		180,642
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,920
TOTAL JUST VALUE		180,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,111

LAND:1:1: 0.69 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048075	Roof Replacement	4,000	09/11/2023
23137	M H	347	05/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2277	11/07/2023	WD	Q	I	01	231,000
GRANTOR: MLGLOVE LLC						
GRANTEE: CHILDS CHATLIE SHEY						
1330/2449	2/08/2017	WD	Q	I	03	65,000
GRANTOR: NICOLE LEPORE-LEIB						
GRANTEE: MLGLOVE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N8 W16 S8 E16$ W27 S28 E20 UOP= S8 E24 N8 W24$ E36 N28$.

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	0169	FENCE/WOOD	0	100	16	8	128.00	UT	13.50	13.50	50	2007	2007	3	50	864	
2	0296	SHED METAL	0	100	10	14	140.00	UT	10.00	10.00	100	2007	2007	3	100	1,400	
3	0120	CLFENCE 4	0	100	0	0	220.00	UT	7.50	7.50	50	2007	2007	3	50	825	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,289

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 11/15/2023 BY TP Total Acres: 0.69 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS