LOT 33 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

GANSER JOSEPH/GANSER JENNIFER
298 NW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-133

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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	05	CONV 100
Units		0 100
Quality	05	05

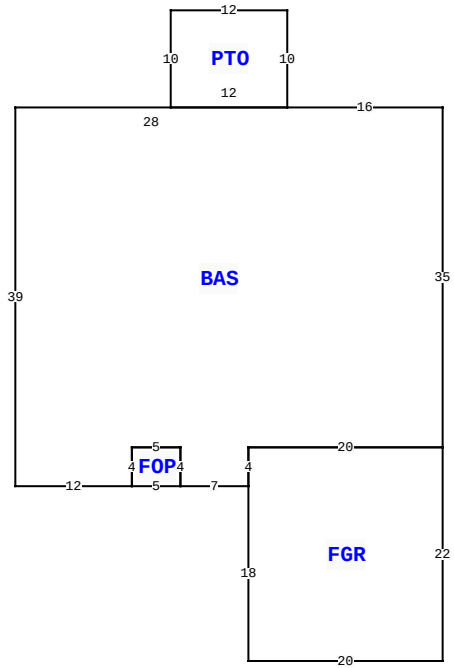
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 28316.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100		1,616	164,063
FGR	440	55		242	24,569
FOP	20	30		6	609
PTO	120	5		6	609
TOTALS	2,196			1,870	189,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	110.5440	123.81	231,525	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2011 Heated Area: 1616 HX Base Yr 2011



298 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		189,850
TOTAL MARKET OB/XF VALUE		3,399
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		211,749
SOH/AGL Deduction		76,179
ASSESSED VALUE		135,570
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,848
TOTAL JUST VALUE		211,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,065

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25123	SFR	526	10/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1192/1724	3/09/2010	WD	Q	I	01	114,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: JOSEPH & JENNIFER G						
1179/0039	8/13/2009	CT	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W12 S10 E12$ W28 S39 E12 FOP= E5 N4 W5 S4$ N4 E5 S4 E7 FGR= S18 E20 N22 W20 S4$ N4 E20 N35$.

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	0166	CONC,PAVMT	0	100	0	0	1,133.00	UT	3.00	3.00	100	2007	2007	3	100	3,399	

LAND DESCRIPTION

TOTAL OB/XF 3,399

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	0100	C	SFR	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 08/23/2018 BY BC Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS