LOT 34 MAGNOLIA HILLS S/D.
805-1554, 877-1483, WD 1373-1742

HUDSON TIMOTHY
463 SW EUPHORIA GLN
LAKE CITY, FL 32024

2026

28-3S-16-02377-134

BUILDING CHARACTERISTICS

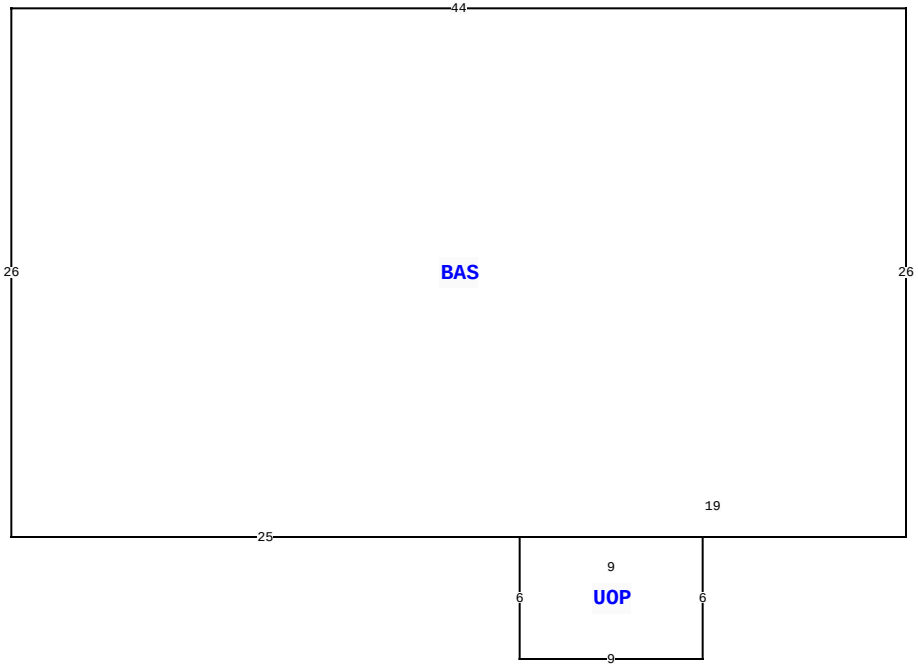
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		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	1,144	100		1,144	67,368
UOP	54	25		14	824
TOTALS	1,198			1,158	68,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,158	113.9000	107.07	123,987	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1144 HX Base Yr



274 NW KATELYN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	68,193
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	93,693
SOH/AGL Deduction	23,809
ASSESSED VALUE	69,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,884
TOTAL JUST VALUE	93,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,693

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15389	M H	125	04/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1742	11/30/2018	WD	Q	I	01	17,000
GRANTOR: MATTHEW HOOKER						
GRANTEE: TIMOTHY HUDSON						
0877/1483	3/24/1999	WD	Q	V		14,900
GRANTOR: DEPRATTER						
GRANTEE: HOOKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E25 UOP= S6 E9 N6 W9$ E19 N26$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		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