

BEG SW COR OF N1/2 OF NE1/4 OF
SE1/4, RUN N 186.42 FT, E
24.72 FT TO W R/W OF RD, SE

MAGANA JOSE/MAGANA ZARA
6100 US HIGHWAY 441
LAKE CITY, FL 32025

2026

28-4S-17-08796-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100		1,750	24,479
FOP	174	30		52	727
USP	228	35		80	1,119
TOTALS	2,152			1,882	26,325

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	100	8	12			3.30
2	0294	SHED WOOD/	0	100	0	0			0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,882	62.4486	69.94	131,627	1960	1960	0	0	50	35.00	20.00
1 SINGLE FAM 0% - 2017 Heated Area: 1750 HX Base Yr 2017												
6100 S US HIGHWAY 441 , LAKE CITY												

TOTAL OB/XF 4,817												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0	100	8	12			3.30	100	1993	1993
2	0294	SHED WOOD/	0	100	0	0			0.00	100	2019	2019

TOTAL OB/XF 4,817												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		30,050	
TOTAL MARKET OB/XF VALUE		4,817	
TOTAL LAND VALUE - MARKET		19,000	
TOTAL MARKET VALUE		53,867	
SOH/AGL Deduction		721	
ASSESSED VALUE		53,146	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		28,146	
TOTAL JUST VALUE		53,867	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,867	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37379	TR/TRAILER	0	10/29/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1291/1676	3/25/2015	WD	Q	I	01	68,000	
GRANTOR: PATTI LYNN TAYLOR							
GRANTEE: JOSE & ZARA MAGAN (							
1099/2155	10/17/2006	WD	Q	I		80,000	
GRANTOR: EDDIE G & ELAINE H HO							
GRANTEE: PATTI LYNNE TAYLOR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W28 USP= N12 W19 S12 E19\$ W40 S30 E10 FOP= E29 N6W29 S6\$ N6 E29 S2 E29 N26\$.									

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