LOT 1 PINES OF FALLING CREEK.
WD 1122-1873, WD 1249-2329,

SLANKER BRIAN/SLANKER KIMBERLY
141 NW TAYLOR MAGEE PL
LAKE CITY, FL 32055

2026

30-2S-17-04800-101

COLUMBIA COUNTY PROPERTY

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
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

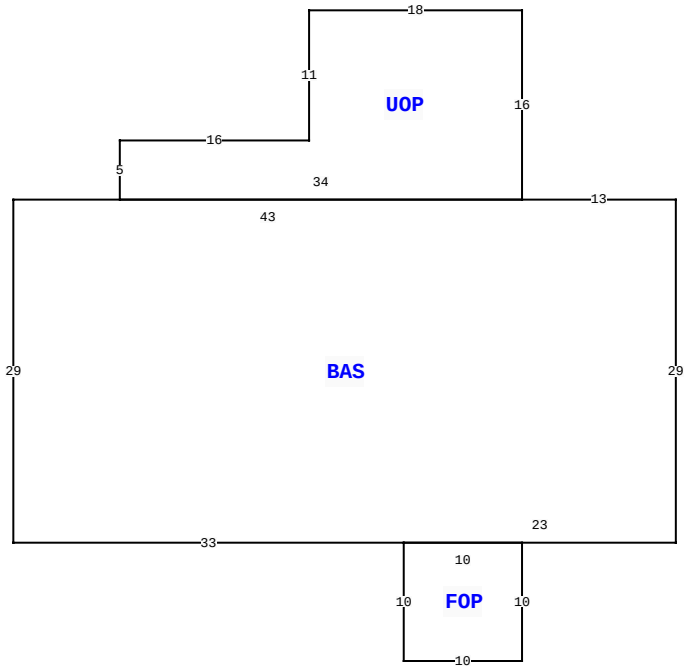
DOR CODE 0201 MODULAR HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 30217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	91,053
FOP	100	30		30	1,682
UOP	368	20		74	4,149
TOTALS	2,092			1,728	96,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,728	110.8000	101.94	176,152	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2015 Heated Area: 1624 HX Base Yr 2015



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/19/2023 MLU
AG DATE	

141 NW TAYLOR MAGEE PL, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,884
TOTAL MARKET OB/XF VALUE		4,250
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		119,134
SOH/AGL Deduction		21,042
ASSESSED VALUE		98,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,370
TOTAL JUST VALUE		119,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051930	Roof Replacement	9,000	12/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/0432	12/11/2014	WD	Q	I	01	78,500
GRANTOR: ROBERT & BRIGITTE STE						
GRANTEE: BRIAN & KIMBERLY SL						
1285/1162	5/30/2014	WD	U	I	12	60,000
GRANTOR: COLUMBIA BANK						
GRANTEE: ROBERT & BRIGITTE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N16 W18 S11 W16 S5 E34$ W43 S29 E33 FOP= S10 E10 N10 W10$ E23 N29$.

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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	4,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,250

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	0201	C	MOD HOME	100		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/06/2025 BY JS Total Acres: 1.02 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS