LOT 13 PINES OF FALLING CREEK.
WD 1352-1536, WD 1356-54, WD 141

HILL BRANDON/HILL STEPHANIE
280 NW TAYLOR MAGEE PL
LAKE CITY, FL 32055

2026

30-2S-17-04800-113

COLUMBIA COUNTY PROPERTY

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	04	04 100
Quality	05	05

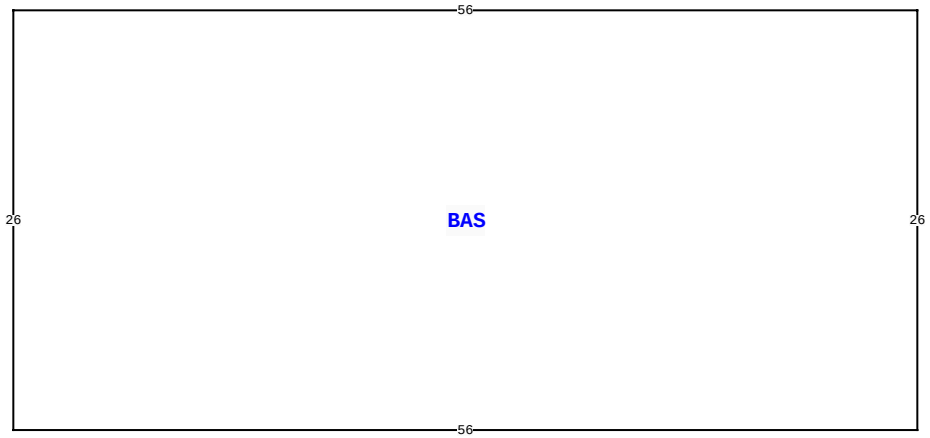
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	155,318
TOTALS	1,456			1,456	155,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,456	125.2900	124.04	180,602	2018	2018	0	0	0	14.00	86.00

1 MANUF 2 0% - 2024 Heated Area: 1456 HX Base Yr



280 NW TAYLOR MAGEE PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	155,318
TOTAL MARKET OB/XF VALUE	13,800
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	187,118
SOH/AGL Deduction	0
ASSESSED VALUE	187,118
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,118
TOTAL JUST VALUE	187,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36912	M H	513	06/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/47	8/25/2023	WD	Q	I	01	199,000
GRANTOR: COLON JOSHUA ALLEN						
GRANTEE: HILL BRANDON						
1462/925	11/26/2021	WD	Q	I	01	160,000
GRANTOR: TAYLOR SCOTT						
GRANTEE: COLON JOSHUA ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 13,800

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 10/11/2023 BY TP Total Acres: 1.76 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS