LOT 15 PINES OF FALLING CREEK.

WD 1280-746, QC 1319-201,

RIVERS BILL ANOTHY
236 NW TAYLOR MAGEE PL
LAKE CITY, FL 32055

2026

30-2S-17-04800-115

BUILDING CHARACTERISTICS

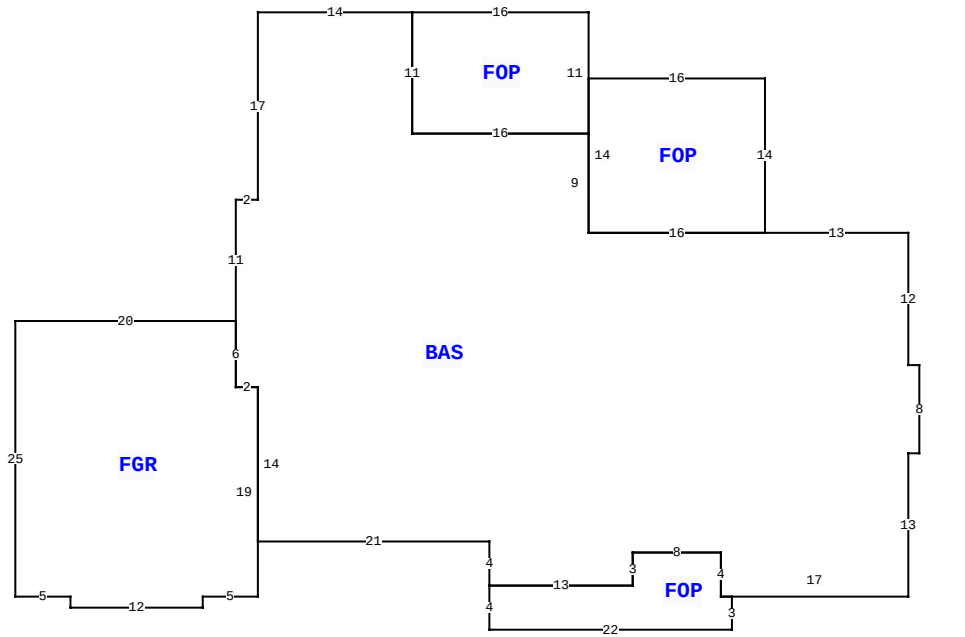
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
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	2,263	100		2,263	294,322
FGR	550	55		302	39,278
FOP	111	30		33	4,292
FOP	176	30		53	6,893
FOP	224	30		67	8,714
TOTALS	3,324			2,718	353,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,718	123.5388	138.36	376,062	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2263 HX Base Yr 2021



236 NW TAYLOR MAGEE PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		353,498
TOTAL MARKET OB/XF VALUE		4,145
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		375,643
SOH/AGL Deduction		74,613
ASSESSED VALUE		301,030
TOTAL EXEMPTION VALUE	HX HB 13	301,030
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		375,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38875	SFR	0	11/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/2577	8/02/2019	WD	U	V	11	100
GRANTOR: BRIAN SLANKER						
GRANTEE: BILL ANOTHY RIVERS						
1319/0201	7/20/2016	QC	U	V	11	16,500
GRANTOR: BRIAN SLANKER						
GRANTEE: BILL ANOTHY RIVERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N14 W16 S14 E16$ W16 N9 FOP= N11 W16 S11 E16$ W16 N11 W14 S17 W2 S11 FGR= W20 S25 E5 S1 E12 N1 E5 N19 W2 N6$ S6 E2 S14 E21S4 FOP= S4 E22 N3 W1 N4 W8 S3 W13$ E13 N3 E8 S4 E17 N13 E1 N8 W1 N12$.

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	1,842.00	UT	2.25	2.25	100	2020	2020	3	100	4,145	

LAND DESCRIPTION

TOTAL OB/XF 4,145

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

REVIEW DATE 07/14/2020 BY HC Total Acres: 1.59 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS