LOT 16 PINES OF FALLING CREEK.
WD 1156-1430, WD 1364-472,

GILL ANDREW E/GILL TAMMARA M
170 NW TAYLOR MAGEE PL
LAKE CITY, FL 32055

2026

30-2S-17-04800-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

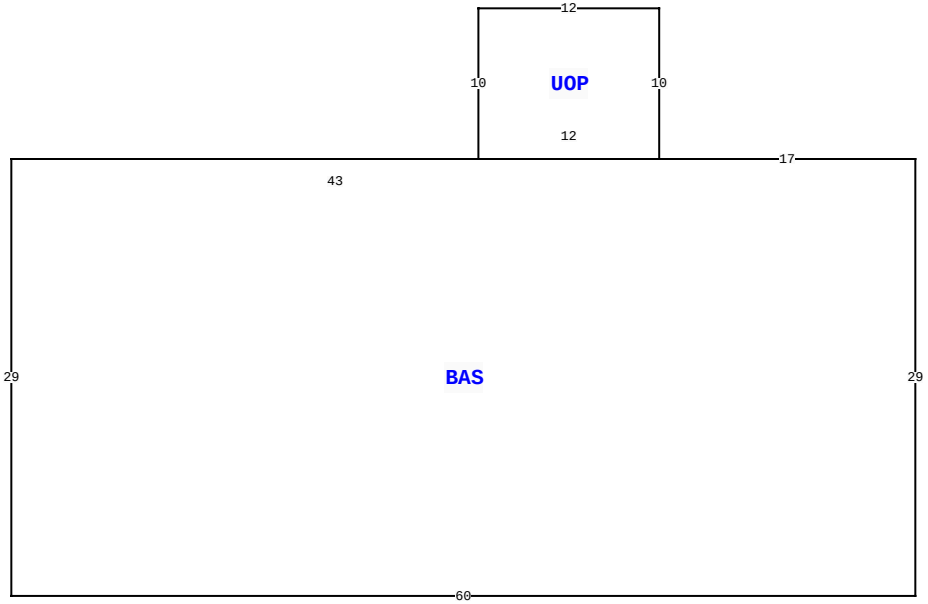
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,740	100		1,740	110,094
UOP	120	20		24	1,518
TOTALS	1,860			1,764	111,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,764	118.5800	109.09	192,435	2008	2008	0	0	0	42.00	58.00

1 MODULAR 1 100% - 2019 Heated Area: 1740 HX Base Yr 2019



170 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		111,612
TOTAL MARKET OB/XF VALUE		11,224
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		140,836
SOH/AGL Deduction		17,895
ASSESSED VALUE		122,941
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,219
TOTAL JUST VALUE		140,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38447	STORAGE	150	08/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/0472	7/09/2018	WD	Q	I	01	136,500
GRANTOR: FRANCIS S OOSTERHOUDT						
GRANTEE: ANDREW E & TAMMARA						
1156/1430	8/13/2008	WD	Q	V	01	100
GRANTOR: J C MARSH & SONS INC						
GRANTEE: FRANCIS S OOSTERDOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N10 W12 S10 E12$ W43 S29 E60 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	0166	CONC,PAVMT	0	100	0	0	2,208.00	UT	3.00	3.00	100	2008	2008	3	100	6,624	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 11,224

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 05/19/2019 BY JB Total Acres: 1.75 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS