

COMM 733 FT W OF SE COR OF SW1/4
FT TO N R/W CR-250 FOR POB, N 13
151.5 FT, W'LY ALONG RD 59' FT TO

POWELL JACKQUELINE L
879 NW MAGNOLIA WAY
LAKE CITY, FL 32055

2026

30-3S-17-05844-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	490	100		490	7,707
TOTALS	490			490	7,707

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		00	0.00	0.00	0.19

REVIEW DATE 11/16/2015 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	490	65.5290	39.32	19,267	1964	1964	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 490 HX Base Yr													
10 49 49 10 BAS													

1331 NW LAKE JEFFERY RD, LAKE CITY					BLD DATE					LGL DATE	
					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	7,000.00	7,000.00	100			3	100	7,000		
										</	

TOTAL OB/XF													
7,000													

Total Acres: 0.19 Total Land Value: 2,775 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													2

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		7,707
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		2,775
TOTAL MARKET VALUE		17,482
SOH/AGL Deduction		2,244
ASSESSED VALUE		15,238
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		15,238
TOTAL JUST VALUE		17,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,482

XFOB:2:1: LASALLE MH
BLDG:1:1: CANDACE MH
XFOB:1:1: CANDACE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0535/0171	6/21/1974	WD	Q	I	06	127	
GRANTOR:EUNICE H BRADLEY (RET							
GRANTEE: JACKQUELINE POWELL							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W49 S10 E49 N10\$.													

OTHER ADJUSTMENTS AND NOTES													

Common: 2,775 PRINTED 10/03/2025 BY SYS