COMM NE COR OF LOT 6 WALDRON HEI
RUN E 339.5 FT FOR POB, CONT E 8
S 246.8 FT, W 421.95 FT, N 30.17

MAGWOOD CATHY/BAXLEY ISAAC JR
P O BOX 169
MACCLENNY, FL 32063

2026

33-3S-17-06457-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

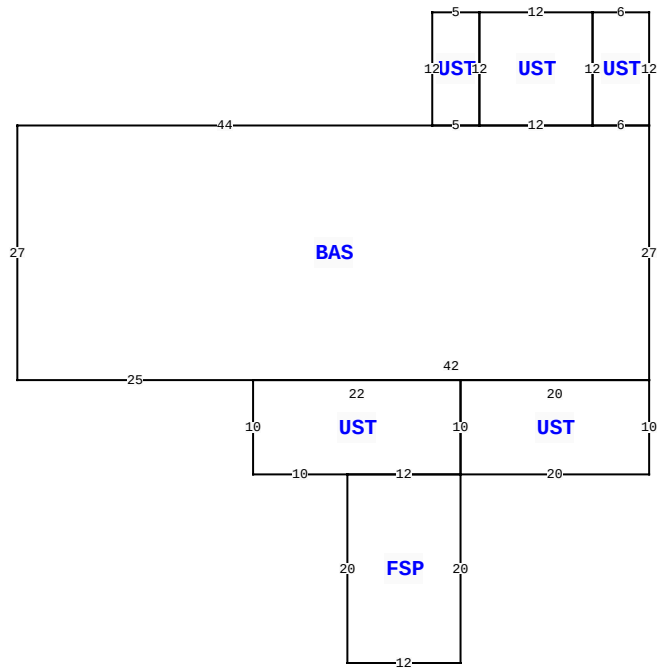
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100		1,809	33,821
FSP	240	40		96	1,795
UST	60	45		27	505
UST	72	45		32	598
UST	144	45		65	1,215
UST	200	45		90	1,683
UST	220	45		99	1,851
TOTALS	2,745			2,218	41,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,218	103.8600	62.32	138,226	1990	1990	10	0	0	60.00	30.00

1 MOBILE HME 0% - 2023 Heated Area: 1809 HX Base Yr



156 NE MILTON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	41,468
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	6,152
TOTAL MARKET VALUE	57,120
SOH/AGL Deduction	0
ASSESSED VALUE	57,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,120
TOTAL JUST VALUE	57,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/45	8/23/2022	LE	U	I	14	100
GRANTOR: MAGWOOD CATHY						
GRANTEE: MAGWOOD CATHY (ENH						
1468/2295	6/13/2022	WD	U	I	11	100
GRANTOR: MAGWOOD CATHY						
GRANTEE: MAGWOOD CATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E25 UST= S10 E10 FSP= S20 E12 N20 W12$ E12 UST= E20 N10 W20 S10$ N10 W22$ E42 N27 UST= N12 W6 S12 E6$ W6 UST= N12 W12 S12 E12$ W12 UST= N12 W5 S12 E5$ W5$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	0102	C	SFR/MH	0		RSF/MH	150.00	90.00	13,500.00	SF		1.00	1.00	0.77	0.50	0.39	5,222							
2	0000	C	VAC RES	0		RSF/MH	310.00	30.00	9,300.00	SF		1.00	1.00	0.20	0.50	0.10	930							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.52 Total Land Value: 6,152 Market: 0 Agricultural: 0 Common: 6,152 PRINTED 11/06/2025 BY SYS