

LOT 41 FLORIDA'S GATEWAY
CENTER NORTH S/D.
720-498,872-2266,WD 1242-2106,

MAGNOLIA APARTMENTS LLC
P O BOX 3009
LAKE CITY, FL 32056-3009

2026

34-3S-16-02463-141



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0800MULTI-FAM <10	
MAP NUM		06

NEIGHBORHOOD/LOC 34316.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	38,947
BAS	840	100		840	38,947
FGR	252	55		139	6,445
FGR	252	55		139	6,445
FOP	48	30		14	649
FOP	48	30		14	649
PTO	80	5		4	186
PTO	80	5		4	186

TOTALS 2,440 1,994 92,452

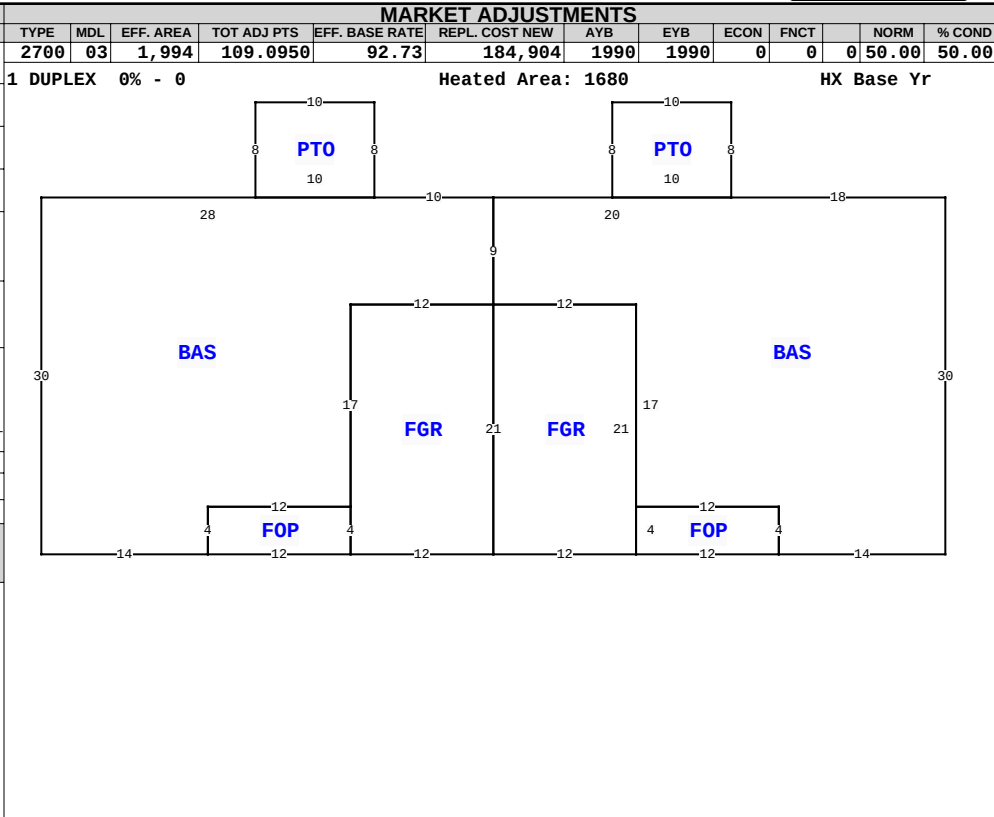
EXTRA FEATURES

L N	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	20	50	1,000.00	UT	1.40	1.40	100	0	0	3	100	1,400	
2	0166	CONC, PAVMT	0	0	9	40	360.00	UT	1.40	1.40	100	0	0	3	100	504	
3	0166	CONC, PAVMT	0	0	21	45	945.00	UT	1.40	1.40	100	0	0	3	100	1,323	
4	0166	CONC, PAVMT	0	0	6	205	1,230.00	UT	1.40	1.40	100	0	0	3	100	1,722	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RMF	2114.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY KS



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

L N	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	20	50	1,000.00	UT	1.40	1.40	100	0	0	3	100	1,400	
2	0166	CONC, PAVMT	0	0	9	40	360.00	UT	1.40	1.40	100	0	0	3	100	504	
3	0166	CONC, PAVMT	0	0	21	45	945.00	UT	1.40	1.40	100	0	0	3	100	1,323	
4	0166	CONC, PAVMT	0	0	6	205	1,230.00	UT	1.40	1.40	100	0	0	3	100	1,722	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	

TOTAL OB/XF 5,899

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RMF	2114.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 3 1

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	253,760
TOTAL MARKET OB/XF VALUE	5,899
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	294,659
SOH/AGL Deduction	0
ASSESSED VALUE	294,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,659
TOTAL JUST VALUE	294,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,659

LAND:1:1: 0.59 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: GATORWOOD ASHINGTON A
GRANTEE: MAGNOLIA APARTMENTS
1242/2106 7/02/2012 WD U I 11 100
GRANTOR: THOMAS EAGLE,STEPHEN
GRANTEE: GATORWOOD ASHINGTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N8 W10 S8 E10\$W28 S30 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 FGR= E12 N21 W12 S21\$ N21 W12 S17\$ N17 E12 N9\$ BAS= S9 E12 S17 FOP= S4 E12 N4 W12\$ E12 S4 E14 N30 W18 PTO= N8 W10 S8 E10\$ W20\$.

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