LOT 7 BLOCK A GATORWOOD S/D.
784-95, 787-2147, 856-2352, 982-

MAGNOLIA APARTMENTS LLC/RILEY WILLIAM H
PO BOX 3009
LAKE CITY, FL 32056-3009

2025

34-3S-16-02484-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

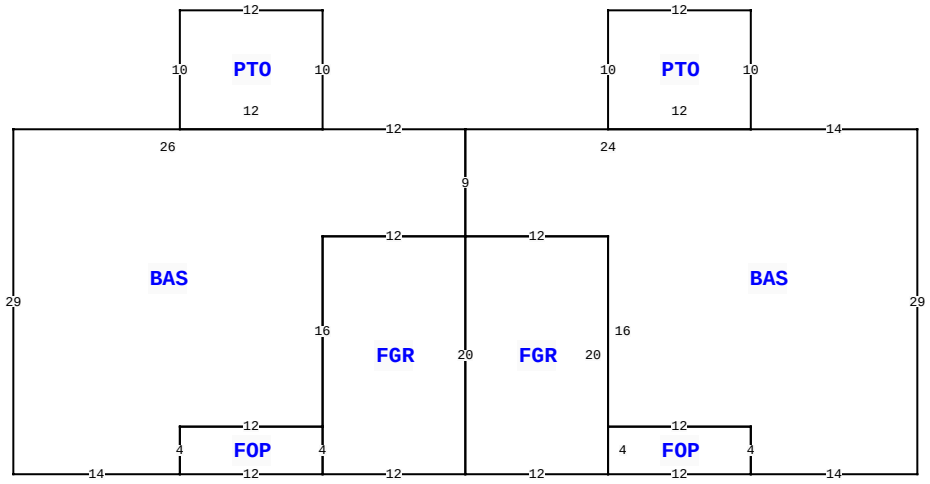
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
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	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	814	100		814	35,523
BAS	814	100		814	35,523
FGR	240	55		132	5,761
FGR	240	55		132	5,761
FOP	48	30		14	611
FOP	48	30		14	611
PTO	120	5		6	262
PTO	120	5		6	262
TOTALS	2,444			1,932	84,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,932	109.0950	87.28	168,625	1987	1987	0	0	0	50.00	50.00

1 DUPLEX – 0% - 0 Heated Area: 1628 HX Base Yr



3887 NW ARCHER ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	168,624
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	205,324
SOH/AGL Deduction	8,422
ASSESSED VALUE	196,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,902
TOTAL JUST VALUE	205,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1235	1/15/2019	WD	Q	I	05	927,000
GRANTOR: GROCE APTS OF LAKE CI						
GRANTEE: MAGNOLIA APARTMENTS						
1242/2097	7/02/2012	WD	U	I	11	100
GRANTOR: THOMAS EAGLE,STEPHEN						
GRANTEE: GROCE APTS OF LAKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N10 W12 S10 E12$ W24 BAS= W12 PTO= N10 W12 S10 E12$ W26 S29 E14 FOP= E12 N4 W12 S4$ N4 E12 FGR= S4 E12 N20 W12 S16$ N16 E12 N9$ S9 FGR= S20 E12 N20 W12$ E12 S16 FOP= S4 E12 N4 W12$ E12 S4 E14 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0800	C	MULTI-FAM	0		RMF-	2220.00	100.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/09/2025 BY SYS

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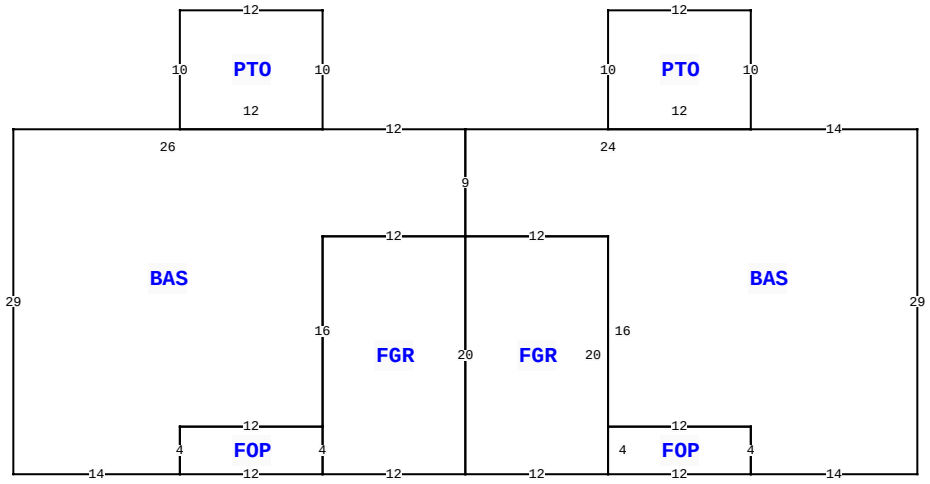

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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