LOT 6 BLOCK B BRENT HEIGHTS S/D.
746-1497, 778-051, 812-2134, WD

MAGANA MARVIN
140 SE TOM BULLOCK PLACE
LAKE CITY, FL 32025

2026

35-4S-17-09033-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

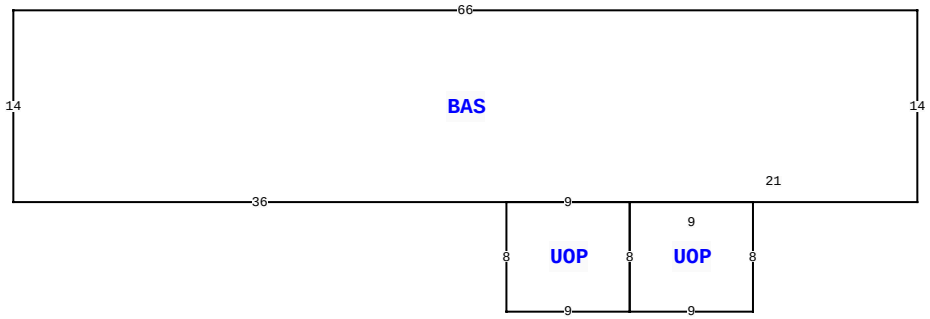
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,738
UOP	72	25		18	404
UOP	72	25		18	404
TOTALS	1,068			960	21,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	93.5100	56.11	53,866	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



140 SE TOM BULLOCK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,546
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	38,646
SOH/AGL Deduction	0
ASSESSED VALUE	38,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,646
TOTAL JUST VALUE	38,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8629	M H	125	07/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1276/0480	5/28/2014	WD	Q	I	01	25,000
GRANTOR: CRAQIG D HERLAN JR						
GRANTEE: MARVIN MAGANA						
1229/1755	2/06/2012	QC	U	I	11	100
GRANTOR: JULIE MILLER-TITUS						
GRANTEE: CRAIG D HERLAN JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E36 UOP= S8 E9 N8 W9$ E9 UOP= S8E9 N8 W9$ E21 N14$.

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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	75	1993	1993	3	75	300	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	13,500.00	13,500.00	13,500							

REVIEW DATE 07/11/2017 BY RP Total Acres: 0.53 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/18/2025 BY SYS