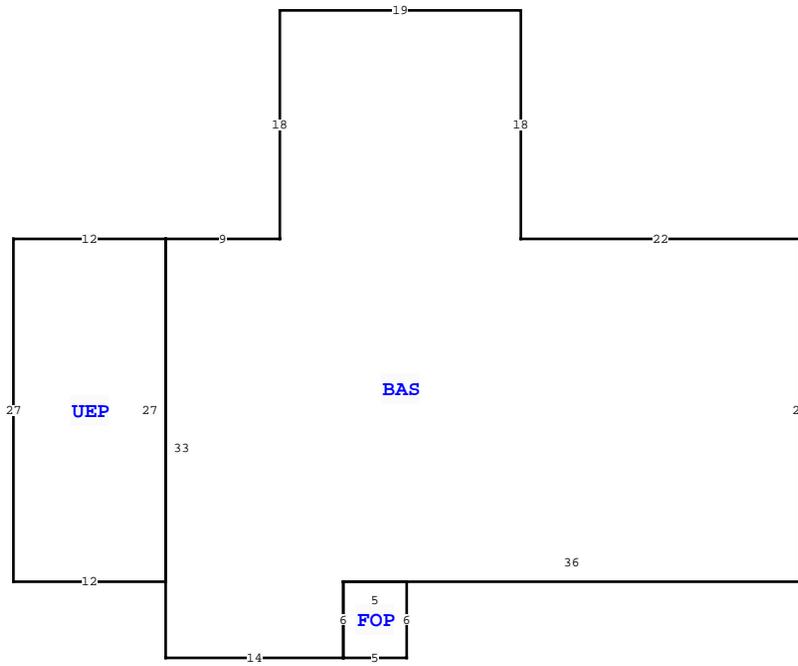


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,979	77.7843	87.12	172,410	1967	1967	10	0	10	35.00	45.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1776 HX Base Yr														



Quality	03 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	820317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	69,626
FOP	30	30		9	353
UEP	324	60		194	7,605
TOTALS	2,130			1,979	77,584

879 NW MAGNOLIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021
INC DATE		AG DATE	MLU

EXTRA FEATURES		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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

TOTAL OB/XF 2,400

LAND DESCRIPTION		TOTAL OB/XF 2,400																						
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	0100	C	SFR	0		00	0.00	0.00	0.34	LT		1.00	1.00	1.00	3,200.00	3,200.00	1,088							
2	0000	C	VAC RES	0			0.00	0.00	0.66	LT		1.00	1.00	1.00	3,200.00	3,200.00	2,112							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	77,584		
TOTAL MARKET OB/XF VALUE	2,400		
TOTAL LAND VALUE - MARKET	3,200		
TOTAL MARKET VALUE	83,184		
SOH/AGL Deduction	0		
ASSESSED VALUE	83,184		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	83,184		
TOTAL JUST VALUE	83,184		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	83,184		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
431	MAINT/ALTR	50	08/20/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1969	5/17/2023	QC	U	I	11	100

GRANTOR: WIGGINS ULYSSES
GRANTEE: WYCHE TAMI R
1490/1937 5/01/2023 PB U I 18 0
GRANTOR: CLERK OF COURT (WIGGI
GRANTEE: WIGGINS ULYSSES

BUILDING DIMENSIONS
BAS= W22 N18 W19 S18 W9 UEP= W12S27 E12 N27S S33 E14 FOP= E5 N6 W5 S6S N6 E36 N27S.