LOT 12 MAGNOLIA HEIGHTS S/D OF L

LE 535-169, DC 957-1658, DC 1089

WYCHE TAMI R
879 NW MAGNOLIA WAY
LAKE CITY, FL 32055

2026

00-00-00-11449-001

BUILDING CHARACTERISTICS

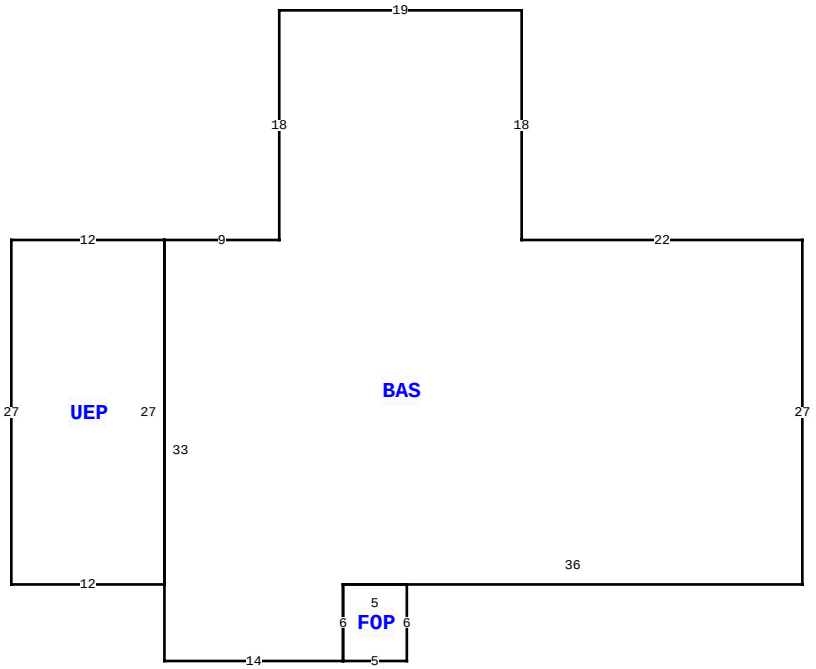
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100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

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



879 NW MAGNOLIA WAY, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

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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 NOTES

BUILDING DIMENSIONS

BAS= W22 N18 W19 S18 W9 UEP= W12S27 E12 N27$ S33 E14 FOP= E5 N6 W5 S6$ N6 E36 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	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							

REVIEW DATE 11/12/2015 BY DF Total Acres: 0.23 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 06/10/2026 BY SYS