LOT 18 MAGNOLIA HEIGHTS S/D OF B
413-311, 842-71, CT 1289-2517, W

WILSON YOLANDE D
668 NW SHAW GLN
LAKE CITY, FL 32025

2027

00-00-00-11453-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

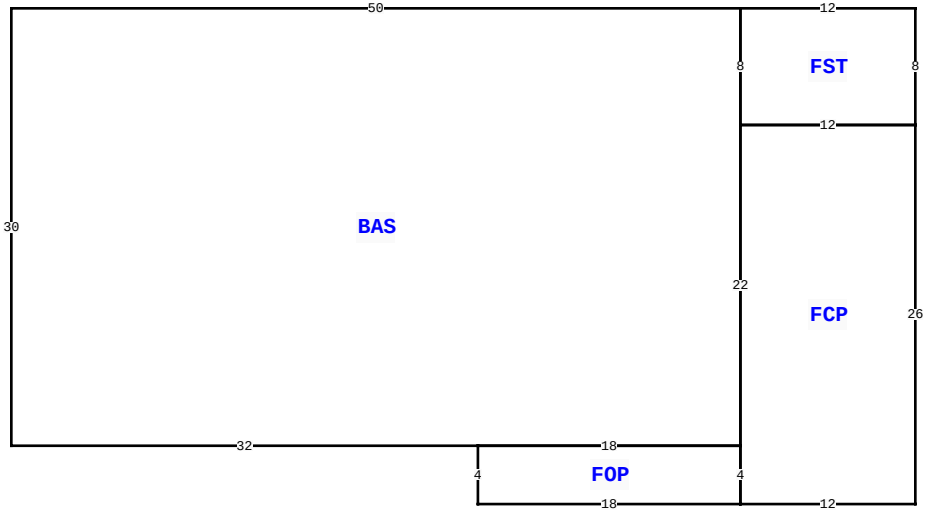
NEIGHBORHOOD/LOC 820317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	106,367
FCP	312	25		78	5,531
FOP	72	30		22	1,560
FST	96	55		53	3,758
TOTALS	1,980			1,653	117,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,653	117.2080	128.93	213,121	1966	1966	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2025 Heated Area: 1500 HX Base Yr 2025



668 NW SHAW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	120	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		117,217
TOTAL MARKET OB/XF VALUE		570
TOTAL LAND VALUE - MARKET		3,200
TOTAL MARKET VALUE		120,987
SOH/AGL Deduction		0
ASSESSED VALUE		120,987
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		19,576
TOTAL JUST VALUE		120,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2488	ADDN SFR	50	11/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2396	1/25/2024	WD	Q	I	01	127,000
GRANTOR: GATEWAY TLC INVESTMEN						
GRANTEE: WILSON YOLANDE D						
1509/2391	1/25/2024	QC	U	I	11	100
GRANTOR: HARRIVEL KAREN JOYNCE						
GRANTEE: GATEWAY TLC INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S30 E32 FOP= S4 E18N4 W18$ E18 FCP= S4 E12 N26 W12 S22$ N22 FST= E12 N8 W12 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 570

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 03/11/2024 BY TP Total Acres: 0.20 Total Land Value: 3,200 Market: 0 Agricultural: 0 Common: 3,200 PRINTED 11/17/2026 BY SYS