S DIV: LOT 12 BLOCK 1 WOODLAND G

522-351, WD 1005-1221, QC 1006-1

SMITH JARED R
1155 SE MAGNOLIA LOOP
LAKE CITY, FL 32024

**2026**

**00-00-00-13555-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 15 | HARDTILE 50 |
| 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

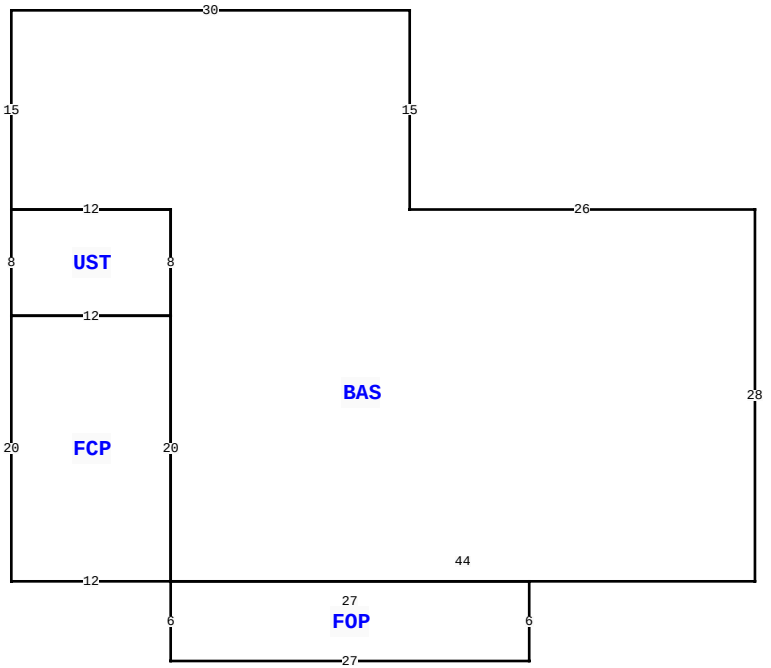
NEIGHBORHOOD/LOC 870317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,682 | 100 | | 1,682 | 179,436 |
| FCP | 240 | 25 | | 60 | 6,401 |
| FOP | 162 | 30 | | 49 | 5,228 |
| UST | 96 | 45 | | 43 | 4,587 |
| TOTALS | 2,180 | | | 1,834 | 195,651 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,834 | 127.0000 | 142.24 | 260,868 | 1965 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 1682 HX Base Yr




1155 SE MAGNOLIA LOOP, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 100 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,500 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2023 | 2022 | | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 195,651 |
| TOTAL MARKET OB/XF VALUE | 6,200 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 220,351 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 220,351 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 220,351 |
| TOTAL JUST VALUE | 220,351 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 222,960 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1468/2509 | 6/08/2022 | WD | Q | I | 01 | 230,000 |
| GRANTOR: LANE SUE D | | | | | | |
| GRANTEE: SMITH JARED R | | | | | | |
| 1372/0983 | 11/06/2018 | WD | Q | I | 01 | 124,900 |
| GRANTOR: VICTOR IRVINE | | | | | | |
| GRANTEE: SUE D LANE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 N15 W30 S15 UST= S8E12N8W12$E12S8 FCP= W12 S20 E12 N20$ S20 FOP= S6 E27 N6 W27$ E44 N28 $.

## LAND DESCRIPTION

TOTAL OB/XF 6,200

| 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 | | CI | 80.00 | 110.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 09/09/2022 BY ME Total Acres: 0.20 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/24/2026 BY SYS