S DIV: LOT 2 BLOCK 3 WOODLAND GR
392-620, WD 1437-337, WD 1560-11

SHANKLIN APRIL DAWN/SHANKLIN SHANNON MICHAEL
1104 SE MAGNOLIA LOOP
LAKE CITY, FL 32025

2026

00-00-00-13562-000

BUILDING CHARACTERISTICS

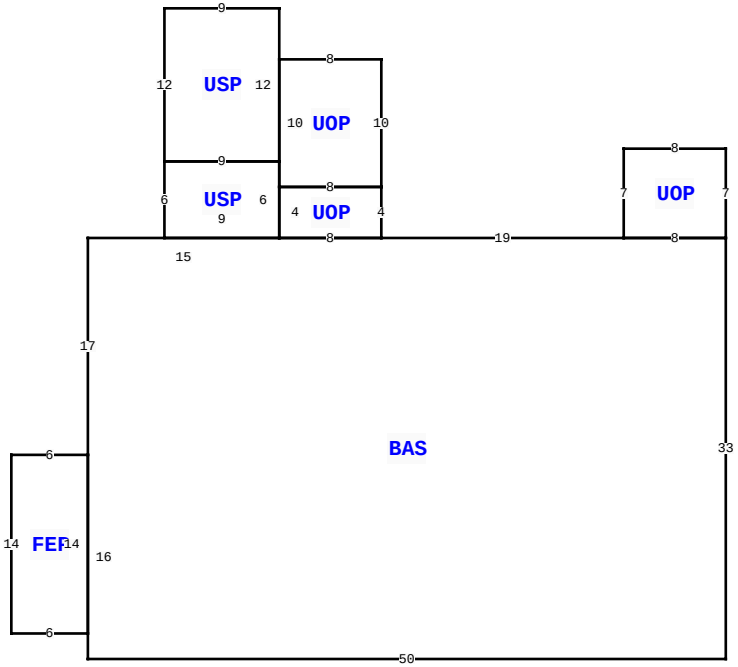
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,650	100		1,650	37,018
FEP	84	80		67	1,503
UOP	32	20		6	135
UOP	56	20		11	247
UOP	80	20		16	359
USP	54	35		19	426
USP	108	35		38	853
TOTALS	2,064			1,807	40,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,807	57.2320	64.10	115,829	1965	1965	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2022 Heated Area: 1650 HX Base Yr



1104 SE MAGNOLIA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	40,540
TOTAL MARKET OB/XF VALUE	950
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	59,990
SOH/AGL Deduction	0
ASSESSED VALUE	59,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,990
TOTAL JUST VALUE	59,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,990

LAND:1:1: 65X112 +2,212 SF.; 0.22 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1163	2/09/2026	WD	U	I	11	0
GRANTOR: GILBERT ROBERT B						
GRANTEE: SHANKLIN APRIL DAWN						
1437/337	5/06/2021	WD	U	I	38	37,000
GRANTOR: LOONEY PAUL ROBERT						
GRANTEE: GILBERT ROBERT B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N4 UOP= N10 W8 S10 E8$ W8 S4 E8$ W8 USP= N6 USP= N12 W9 S12 E9$ W9 S6 E9$ W15 S17 FEP= W6 S14 E6 N14$ S16 E50 N33 UOP= N7 W8 S7 E8$ W8$.

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	250	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 950

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		*RSF-	265.00	112.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/14/2016 BY DF Total Acres: 0.17 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/24/2026 BY SYS