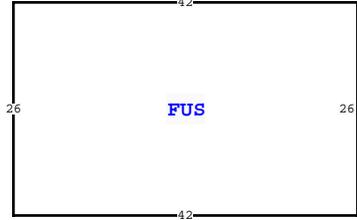


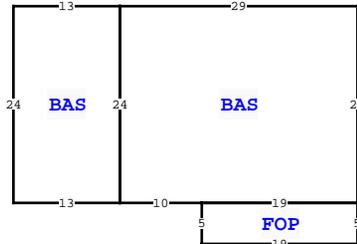


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	32 HARDIE BRD 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,128	114.8868	130.97	278,704	1965	1965		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 2100 HX Base Yr													



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		07	870317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	26,561
BAS	696	100		696	59,251
FOP	95	30		28	2,384
FUS	1,092	100		1,092	92,962
TOTALS	2,195			2,128	181,158



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		181,158	
TOTAL MARKET OB/XF VALUE		23,036	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		222,694	
SOH/AGL Deduction		0	
ASSESSED VALUE		222,694	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		222,694	
TOTAL JUST VALUE		222,694	
NCON VALUE		17,019	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1429	5/02/2025	WD	Q	I	05	349,000
GRANTOR: MORGAN TRAVIS						
GRANTEE: HUDSON PAUL						
1295/1064	5/27/2015	WD	Q	I	05	91,000
GRANTOR: JARROD W & DAWNIELLE						
GRANTEE: TRAVIS & REBECCA MO						

1124 SE MAGNOLIA LOOP, LAKE CITY

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

EXTRA FEATURES																	
L N	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	100	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1965	1965	3	40	14,336	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0040	BARN, POLE	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[ORIG=0,-50] W42 S26 E42 N26 \$	
BAS=[ORIG=0,0] W29 S24 E10 E19 N24 \$	
BAS=[ORIG=-29,0] W13 S24 E13 N24 \$	
FOP=[ORIG=-19,24] S5 E19 N5 W19 \$	
PTR=[ORIG=0,0] N50 S50 \$	

LAND DESCRIPTION														TOTAL OB/XF										
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		CI	70.00	105.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							