S DIV: LOT 18 BLOCK 1 WOODLAND G
594-226, 599-424, 652-136, 766-9

WARD WYATT C
1227 SE MAGNOLIA LOOP
LAKE CITY, FL 32055

2026

00-00-00-13566-001

BUILDING CHARACTERISTICS

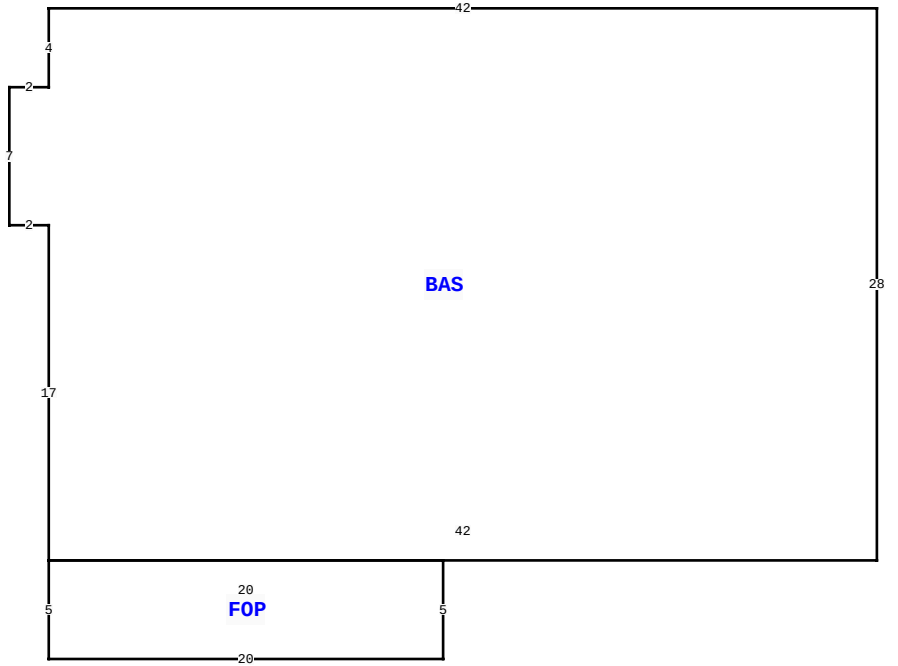
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,190	100		1,190	107,702
FOP	100	30		30	2,715
TOTALS	1,290			1,220	110,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,220	124.3176	139.24	169,873	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1190 HX Base Yr 2015



1227 SE MAGNOLIA LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	110,417
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	129,517
SOH/AGL Deduction	57,627
ASSESSED VALUE	71,890
TOTAL EXEMPTION VALUE	HX HB 46,890
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	129,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044041	Roof Replacement	9,086	03/30/2022
28270	MAINT/ALTR	45	12/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1711	12/18/2014	WD	U	I	30	72,000
GRANTOR: JO C SARGENT WARD TRU						
GRANTEE: WYATT C WARD						
0935/0411	9/07/2001	WD	Q	I		65,500
GRANTOR: C KUCHINSKI BROWN						
GRANTEE: JO C SARGENT-WARD T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S4 W2 S7 E2 S17 FOP= S5 E20 N5 W20$ E42 N28 $.

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	550	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 600

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		RSF-2	77.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/20/2022 BY JS Total Acres: 0.19 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS