LOT 3 SOUTHWOOD VILLAGE S/D.

ORB 695-806,703-601,WD 1006-139,

MILLENIA CAPITAL INC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

**2027**

**01-5S-16-03399-103**

## 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 | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| 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 | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 01

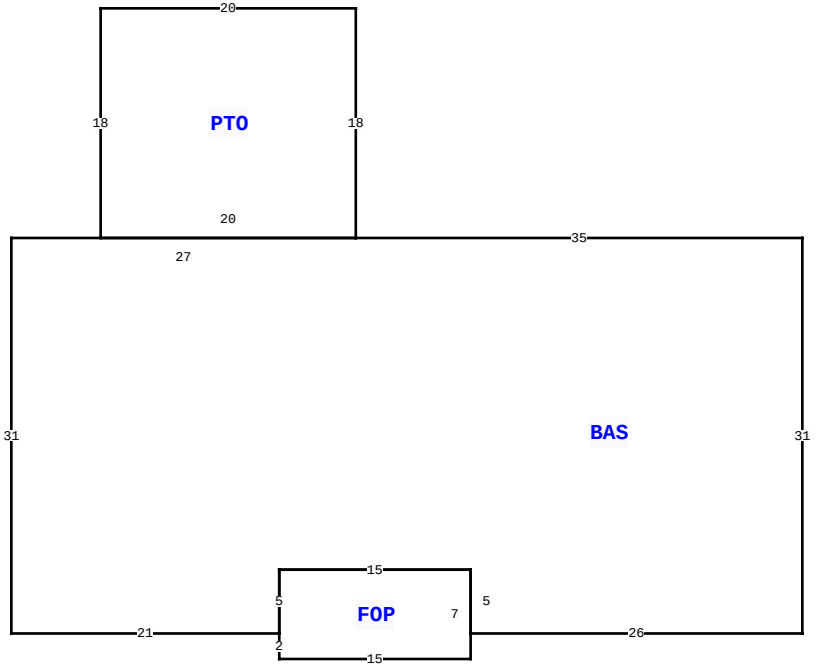
NEIGHBORHOOD/LOC 1516.0100 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,847 | 100 | | 1,847 | 189,738 |
| FOP | 105 | 30 | | 32 | 3,287 |
| PTO | 360 | 5 | | 18 | 1,849 |
| TOTALS | 2,312 | | | 1,897 | 194,874 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,897 | 124.5189 | 136.97 | 259,832 | 1989 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1847 HX Base Yr




154 SW HICKOK GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,570.00 | UT | 2.25 | 2.25 | 100 | 2009 | 2009 | 3 | 100 | 5,783 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 194,874 |
| TOTAL MARKET OB/XF VALUE | 7,933 |
| TOTAL LAND VALUE - MARKET | 26,000 |
| TOTAL MARKET VALUE | 228,807 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 228,807 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 228,807 |
| TOTAL JUST VALUE | 228,807 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 232,350 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1327/0181 | 12/06/2016 | WD | U | I | 19 | 115,000 |
| GRANTOR: MARK & TAMARA MAGSTAD | | | | | | |
| GRANTEE: MILLENIA CAPITAL IN | | | | | | |
| 1272/1863 | 4/10/2014 | WD | U | I | 16 | 100 |
| GRANTOR: CARLES S SPARKS (10% | | | | | | |
| GRANTEE: MARK & TAMARA MAGST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W35 PTO= N18 W20 S18 E20$ W27 S31 E21 FOP= S2 E15 N7 W15 S5$ N5 E15 S5 E26 N31$.

## LAND DESCRIPTION

TOTAL OB/XF 7,933

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 26,000 | | | | | | | |

REVIEW DATE 01/12/2026 BY KS Total Acres: 0.71 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS