COMM SW COR OF E1/2 OF SE1/4 OF OF SEC, N 152.61 FT, E 96.76 FT, 20 FT, N 21.93 FT TO POB, E 189.

BROWN DEBORAH M
466 SW MAGICAL TER
LAKE CITY, FL 32024

2026

04-4S-16-02772-046

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

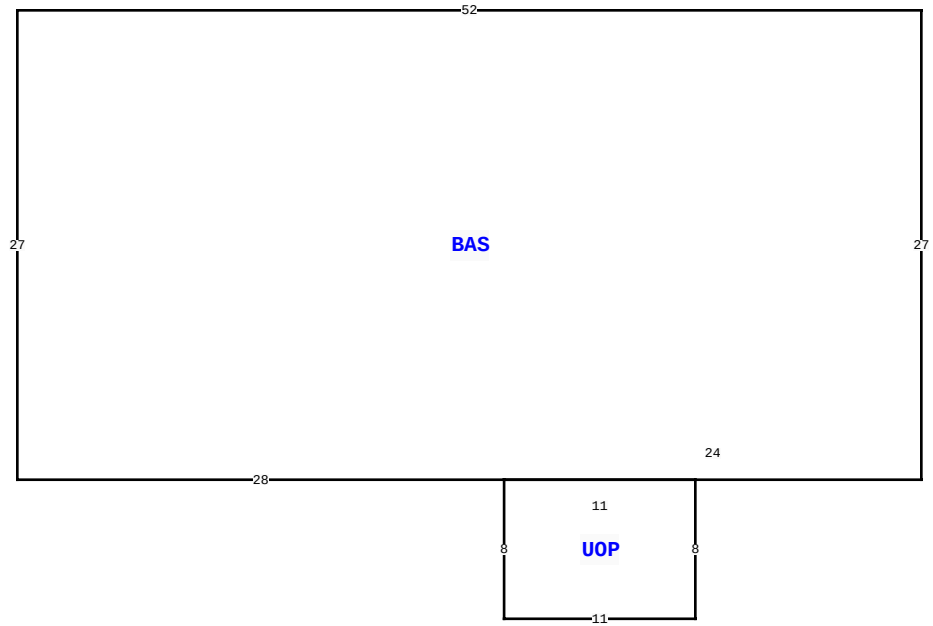
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,054
UOP	88	25		22	612
TOTALS	1,492			1,426	39,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,426	115.9000	69.54	99,164	1988	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr



466 SW MAGICAL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	39,666
TOTAL MARKET OB/XF VALUE	11,550
TOTAL LAND VALUE - MARKET	17,100
TOTAL MARKET VALUE	68,316
SOH/AGL Deduction	4,711
ASSESSED VALUE	63,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,605
TOTAL JUST VALUE	68,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,316

SALE:2:1:

SALE:1:1: 1 AC & 1988 DOUBLE WIDE MH

XFOB:1:1: RIVE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1331/0584	2/07/2017	WD	U	I	11	100
GRANTOR: THOMAS H EAGLE						
GRANTEE: DEBORAH M BROWN						
1023/1142	8/03/2004	WD	Q	I		50,000
GRANTOR: JANET E & JOSEPH C EN						
GRANTEE: THOMAS H EAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E28 UOP= S8 E11N8 W11$ E24 N27$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0040	BARN,POLE	0	0	20	40	800.00	UT	2.50	2.50	100	1993	1993	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,550

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	0102	C	SFR/MH	0		00	0.00	0.00	1.14	AC		1.00	1.00	1.00	15,000.00	15,000.00	17,100							

REVIEW DATE 10/11/2023 BY KS Total Acres: 1.14 Total Land Value: 17,100 Market: 0 Agricultural: 0 Common: 17,100 PRINTED 06/09/2026 BY SYS