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

# 2027

**04-4S-16-02772-046**

## BUILDING CHARACTERISTICS

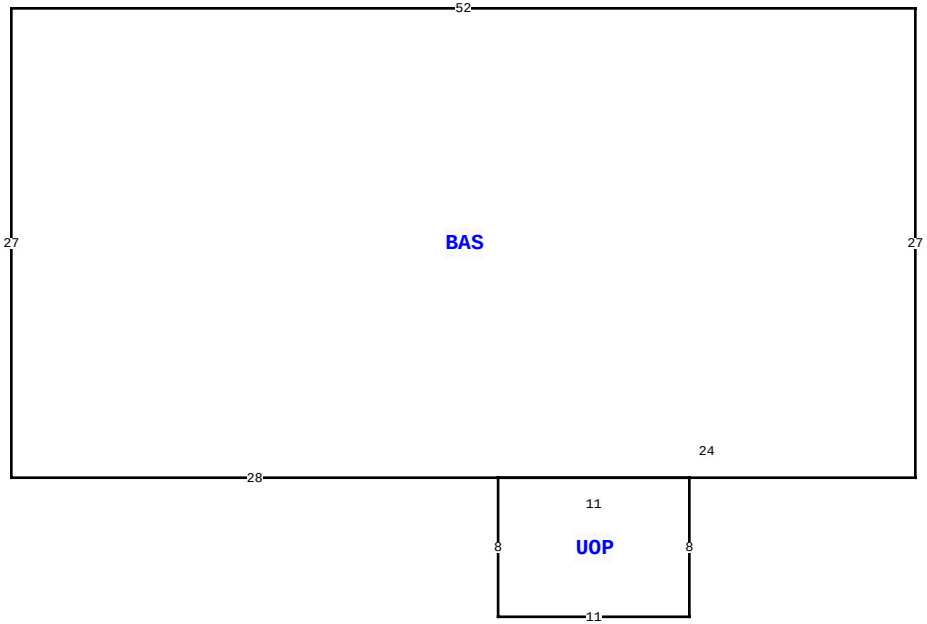
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### 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 | 0 |
| ASSESSED VALUE | 68,316 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 68,316 |
| 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$.

## 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 11/17/2026 BY SYS