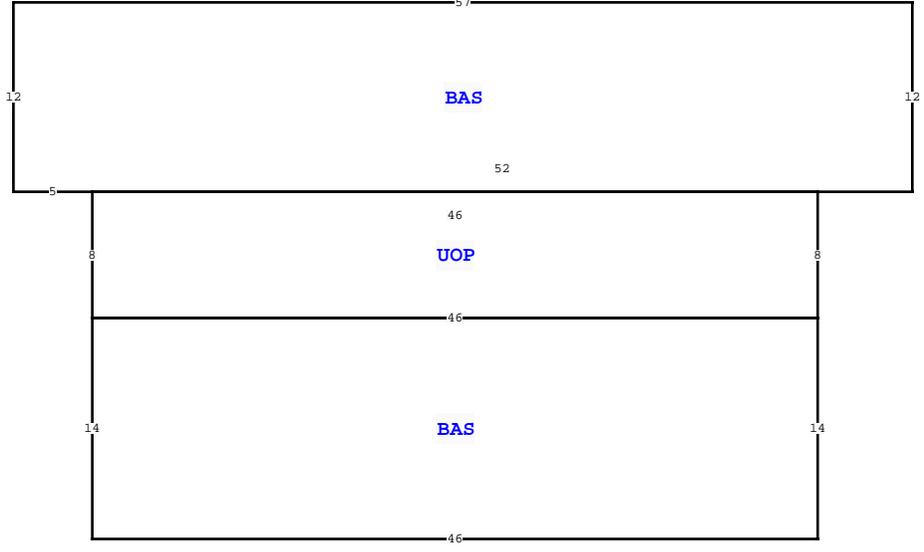


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectural	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
BAS	644	100	
BAS	684	100	
UOP	368	25	
TOTALS	1,696		1,420 30,979

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,420	90.9000	54.54	77,447	1992	1992	0	0	60.00	40.00		
2 MOBILE HME 0% - 0 Heated Area: 1328 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		30,979	
TOTAL MARKET OB/XF VALUE		12,788	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		58,767	
SOH/AGL Deduction		2,562	
ASSESSED VALUE		56,205	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		56,205	
TOTAL JUST VALUE		58,767	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		58,767	
SALE: 3:1:			
SALE: 2:1:			
SALE: 1:1: 1.01 AC W/ 1972 12 X 60 MH, 2ND MH ADDED			
BLDG: 1:1: MH ON ORB 844-1867 FOR RICHARD/RUTH WARR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7555	RECONNECT	40	09/03/1993
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1381/2531	4/03/2019	WD U	I 37
GRANTOR: TROY M WARREN II			
GRANTEE: WAN BING NGAI			
1332/1219	3/09/2017	WD U	I 11
GRANTOR: RUTH MARIE WARREN, TR			
GRANTEE: RUTH MARIE WARREN &			

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	0120	CLFENCE 4	0	0	0	0	350.00	UT	2.50	2.50	100	1997	1997	3	100	875	
2	0169	FENCE/WOOD	0	0	0	0	350.00	UT	5.00	5.00	75	1997	1997	3	75	1,313	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF													
12,788													
126 SW MAGICAL TER, LAKE CITY													
BLD DATE		LGL DATE		LAND DATE		04/19/2022		MLU					
XF DATE		AG DATE											
INC DATE													

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W57 S12 E5 UOP= S8 BAS= S14 E46 N14 W46\$ E46 N8 W46\$ E52 N12\$.			

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	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,500							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	7,500							