THE WEST 200 FT OF LOT 3 NICELY
DC 1023-103, WD 1023-99, WD 1027

PLASENCIA NELSON MAGDIEL/PLASENCIA LINDA CRYSTAL
370 SW MAGNOLIA LN
FORT WHITE, FL 32038

2027

04-6S-17-09597-103

BUILDING CHARACTERISTICS

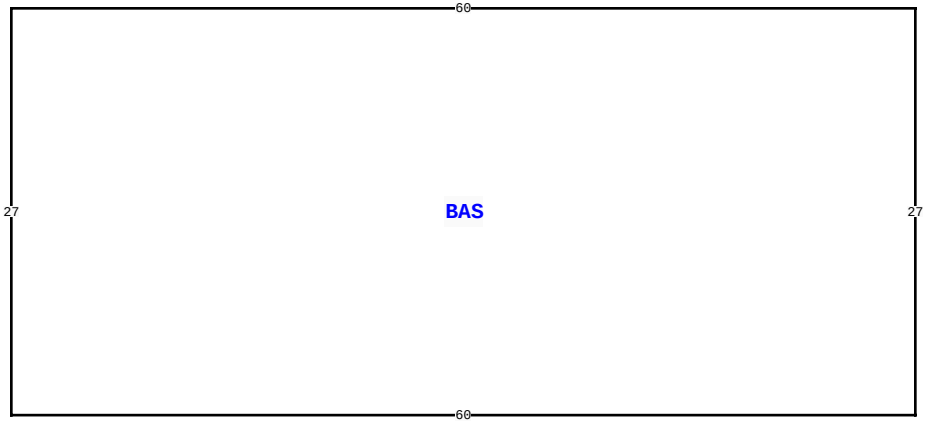
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	60,338
TOTALS	1,620			1,620	60,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,620	84.6450	67.72	109,706	1987	1987	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1620 HX Base Yr



1599 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0031	BARN,MT AE	0	0	18	26	468.00	UT	9.00	9.00	100	2013	2013	3	100	4,212	
2	0166	CONC,PAVMT	0	0	18	26	468.00	UT	2.00	2.00	100	2013	2013	3	100	936	
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	2013	2013	3	100	50	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	60,338
TOTAL MARKET OB/XF VALUE	12,398
TOTAL LAND VALUE - MARKET	25,280
TOTAL MARKET VALUE	98,016
SOH/AGL Deduction	19,342
ASSESSED VALUE	78,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,674
TOTAL JUST VALUE	98,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1745	6/25/2026	WD	Q	I	01	122,500
GRANTOR: POLHILL TRACY LENA						
GRANTEE: PLASENCIA NELSON MA						
1395/2470	10/02/2019	WD	U	I	11	100
GRANTOR: CLAUDE A POLHILL JR						
GRANTEE: TRACY LENA POLHILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,398

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	0200	C	MBL HM	0		00	0.00	0.00	1.58	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,280							

REVIEW DATE 10/20/2026 BY TP Total Acres: 1.58 Total Land Value: 25,280 Market: 0 Agricultural: 0 Common: 25,280 PRINTED 11/17/2026 BY SYS