

LOT 12 COLUMBIA FARMS S/D.
855-351, 855-390, 926-2948, WD 1

POWE JEREMY A/POWE LATOYA K
6457 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

10-5S-16-03522-112
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		1,512
			139,225

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2019	Heated Area: 1512			HX Base Yr 2019			

27

56

56

27

BAS

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,225
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		36,270
TOTAL MARKET VALUE		182,495
SOH/AGL Deduction		72,234
ASSESSED VALUE		110,261
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,850
TOTAL JUST VALUE		182,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37331	M H	813	10/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/1978	9/13/2018	WD	Q	V	03	39,900
GRANTOR: MARK & BRENDA MAGSTAD						
GRANTEE: JEREMY A & LATOYA K						
1163/2250	12/12/2008	WD	Q	V		50,000
GRANTOR: HUGH & BRENDA SUE KIR						
GRANTEE: MARK & TAMARA MAGST						

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	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W56 S27 E56 N27\$.														

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	100		A-1	0.00	0.00	4.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,270							