COMM SE COR OF SW1/4 OF SE1/4, W
R/W OF SR-341 FOR POB, CONT W AL
460.13 FT, N 214.93 FT TO S LINE

MAGAKHAES RONNIE
9340 FONTAINEBLEAU BLVD # 402
MIAMI, FL 33172

2027

14-4S-16-02978-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	4900	OPEN STORAGE

MAP NUM | MKT AREA 06

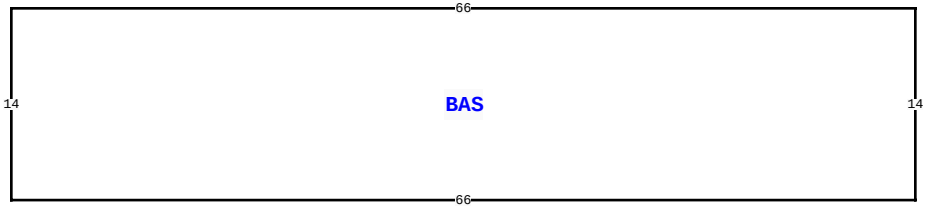
NEIGHBORHOOD/LOC 14416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	8,102
TOTALS	924			924	8,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	36.5400	21.92	20,254	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



3720 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	0	31	60	1,860.00	UT	3.00	3.00	100	1985	1985	3	100	5,580	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0020	BARN,FR	0	0	50	30	1,500.00	UT	10.00	10.00	100	2024	2023		100	15,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	36,758
TOTAL MARKET OB/XF VALUE	20,880
TOTAL LAND VALUE - MARKET	18,400
TOTAL MARKET VALUE	76,038
SOH/AGL Deduction	0
ASSESSED VALUE	76,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,038
TOTAL JUST VALUE	76,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/151	6/11/2022	QC	U	I	11	100
GRANTOR: SKINNER GLEN RAY & SA						
GRANTEE: MAGAKHAES RONNIE						
1447/953	3/11/2021	WD	U	I	11	100
GRANTOR: SKINNER GLEN						
GRANTEE: SKINNER GLEN RAY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 20,880

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	2700	C	AUTO SALES	0		A-1	0.00	0.00	1.60	AC		1.00	1.00	1.00	11,500.00	11,500.00	18,400							

REVIEW DATE 11/11/2024 BY KS Total Acres: 1.60 Total Land Value: 18,400 Market: 0 Agricultural: 0 Common: 18,400 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, W
R/W OF SR-341 FOR POB, CONT W AL
460.13 FT, N 214.93 FT TO S LINE

MAGAKHAES RONNIE
9340 FONTAINEBLEAU BLVD # 402
MIAMI, FL 33172

2027

14-4S-16-02978-002

BUILDING CHARACTERISTICS

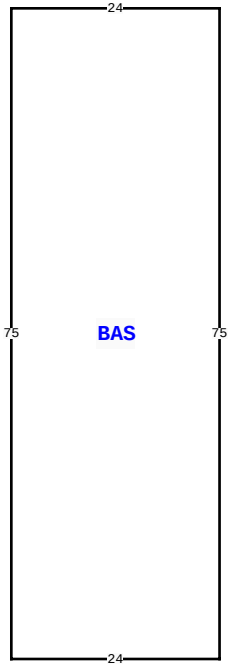
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		8 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4900	OPEN STORAGE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	28,656
TOTALS	1,800			1,800	28,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	1,800	64.9740	31.84	57,312	1965	1965	0	0	0	50.00	50.00

2 SERV SHOP 0% - 2023 Heated Area: 1800 HX Base Yr



3720 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	76,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: MAGAKHAES RONNIE						
1447/953	3/11/2021	WD	U	I	11	100
GRANTOR: SKINNER GLEN						
GRANTEE: SKINNER GLEN RAY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S75 E24 N75$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/11/2024 BY KS Total Acres: 1.60 Total Land Value: 18,400 Market: 0 Agricultural: 0 Common: 18,400 PRINTED 11/16/2026 BY SYS