BEG NE COR OF SW1/4 OF SE1/4,
RUN S 445.69 FT TO N R/W LINE
OF SAL RR, W 488.95 FT, N

EVANS SUSAN R
420 NW ASH DR
LAKE CITY, FL 32055

2027

21-3S-16-02226-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

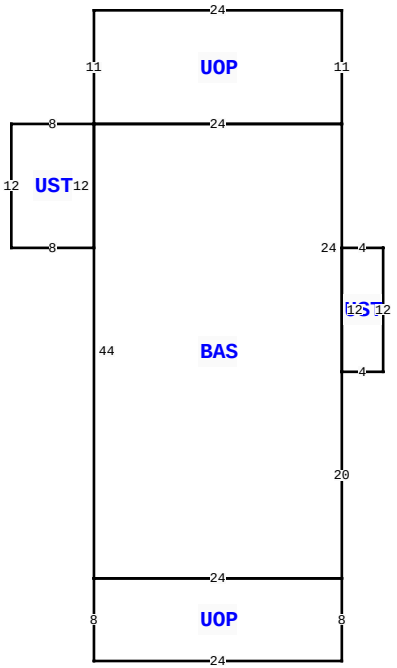
NEIGHBORHOOD/LOC 21316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	56,003
UOP	192	20		38	2,015
UOP	264	20		53	2,811
UST	48	45		22	1,167
UST	96	45		43	2,280
TOTALS	1,656			1,212	64,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,212	74.1744	81.59	98,887	1974	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1056 HX Base Yr



121 NW MAGIC CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2026 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	0011	BARN,BLK A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	64,277
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	42,400
TOTAL MARKET VALUE	108,477
SOH/AGL Deduction	0
ASSESSED VALUE	108,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,477
TOTAL JUST VALUE	108,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050295	Electrical Servic	0	07/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/1554	4/26/2017	WD	Q	I	01	66,000
GRANTOR: THOMAS & SHELLEY BART						
GRANTEE: SUSAN R EVANS						
1317/1679	6/27/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LESTE						
GRANTEE: THOMAS A & SHELLEY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N11 W24 S11 E24$ BAS= W24 UST= W8 S12 E8 N12$ S44 UOP= S8 E24N8 W24$ E24 N20 UST= E4 N12 W4 S12$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0100	C	SFR	0		A-1	0.00	0.00	2.65	AC		1.00	1.00	1.00	16,000.00	16,000.00	42,400							

REVIEW DATE 07/17/2024 BY tommy Total Acres: 2.65 Total Land Value: 42,400 Market: 0 Agricultural: 0 Common: 42,400 PRINTED 11/17/2026 BY SYS