AKA LOT 28 HAWKS RIDGE ACRES
UNREC: BEG SW COR OF NW1/4 OF SW1/4, RUN N 361.54 FT, E

ARRANTS MICHAEL J
789 SE JULIA TER
LAKE CITY, FL 32024

2027

26-6S-17-09859-828

BUILDING CHARACTERISTICS

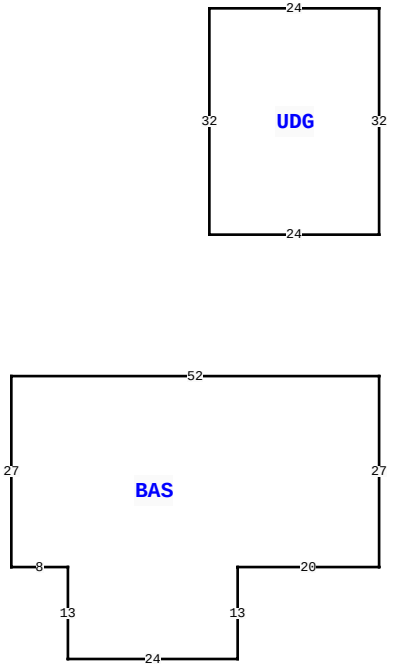
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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 02
NEIGHBORHOOD/LOC	35617.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	101,732
UDG	768	60		461	27,330
TOTALS	2,484			2,177	129,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,177	115.9000	107.79	234,659	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 1716 HX Base Yr 2011



789 SE JULIA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	129,062
TOTAL MARKET OB/XF VALUE	8,938
TOTAL LAND VALUE - MARKET	121,856
TOTAL MARKET VALUE	259,856
SOH/AGL Deduction	138,295
ASSESSED VALUE	121,561
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	70,150
TOTAL JUST VALUE	259,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050897	Roof Replacement	16,600	09/24/2024
18436	M H	125	06/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/1472	12/13/2010	WD	U	I	19	145,000
GRANTOR: JOHN F MAGEE AS PER R						
GRANTEE: MICHAEL J ARRANTS						
0935/0089	7/18/2001	WD	Q	V	01	100
GRANTOR: JEANNE MAGEE						
GRANTEE: MICHAEL MAGEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E8 S13 E24 N13 E20 N27$ PTR= N20 UDG= N32 W24 S32 E24$ S20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	492.00	UT	1.50	1.50	100	2001	2001	3	100	738	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,938

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	100		A-1	0.00	0.00	21.76	AC		1.00	1.00	0.80	7,000.00	5,600.00	121,856							

REVIEW DATE 11/04/2024 BY JS Total Acres: 21.76 Total Land Value: 121,856 Market: 0 Agricultural: 0 Common: 121,856 PRINTED 11/17/2026 BY SYS