

LOT 2 MAGNOLIA PLACE S/D.
1042-2750, QC 1320-419, WD
1329-182,

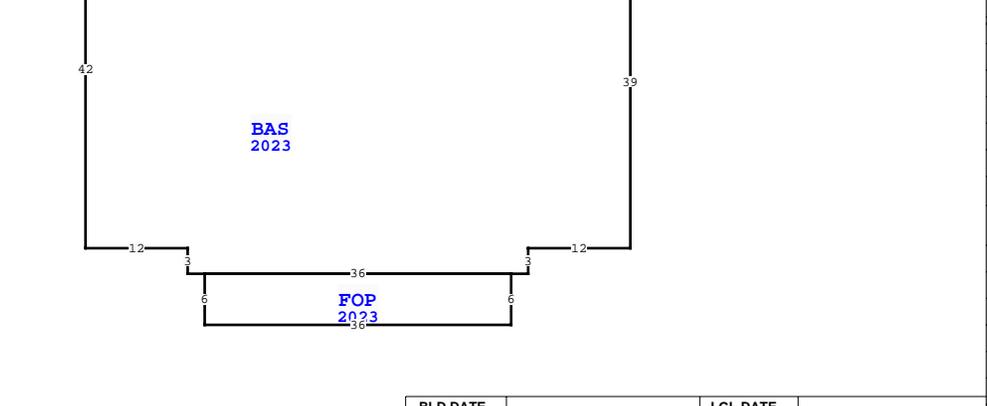
LAWRENCE JONATHAN S/LAWRENCE ERICA J
199 SW CHERRYWOOD WAY
LAKE CITY, FL 32025

2026

27-5S-17-09415-102
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2023										
				Heated Area: 2436				HX Base Yr 2023					



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
06 06	0100 SINGLE FAMILY		27517.00 1.00/
		MKT AREA 02	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	2023	2,436	300,942
FGR	650	55	2023	358	44,227
FOP	180	30	2023	54	6,671
FOP	216	30	2023	65	8,030

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		359,870
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		426,790
SOH/AGL Deduction		57,489
ASSESSED VALUE		369,301
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		317,890
TOTAL JUST VALUE		426,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043008	New Residential C	350,000	10/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0182	1/11/2017	WD	Q	V	01	36,000

GRANTOR: GLENN FARMS INC
GRANTEE: JONATHAN S & ERICA
1320/0419 8/03/2016 QC U V 11 100
GRANTOR: WENDELL & JENNIFER HA
GRANTEE: GLENN FARMS INC

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	0166	CONC, PAVMT	0 100	0 0	640.00	UT	3.00	3.00	100	2023	2022		100	1,920	

TOTAL OB/XF												
1,920												

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=66,20] S8 W30 N11 W20 S42 E12 S3 E2 E36 E2 N3 E12 N39 W14 \$	
FGR=[YR=2023;ORIG=10,-8] E26 S25 W26 N25 \$	
FOP=[YR=2023;ORIG=36,22] E30 S6 W30 N6 \$	
FOP=[YR=2023;ORIG=30,62] E36 S6 W36 N6 \$	

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							