LOT 4 MAGNOLIA PLACE S/D.

WD 1042-684, QC 1142-1201, WD 11

THOMAS NICKI L
174 SW COUNTY RD 349
LAKE CITY, FL 32025-3662

2027

27-5S-17-09415-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

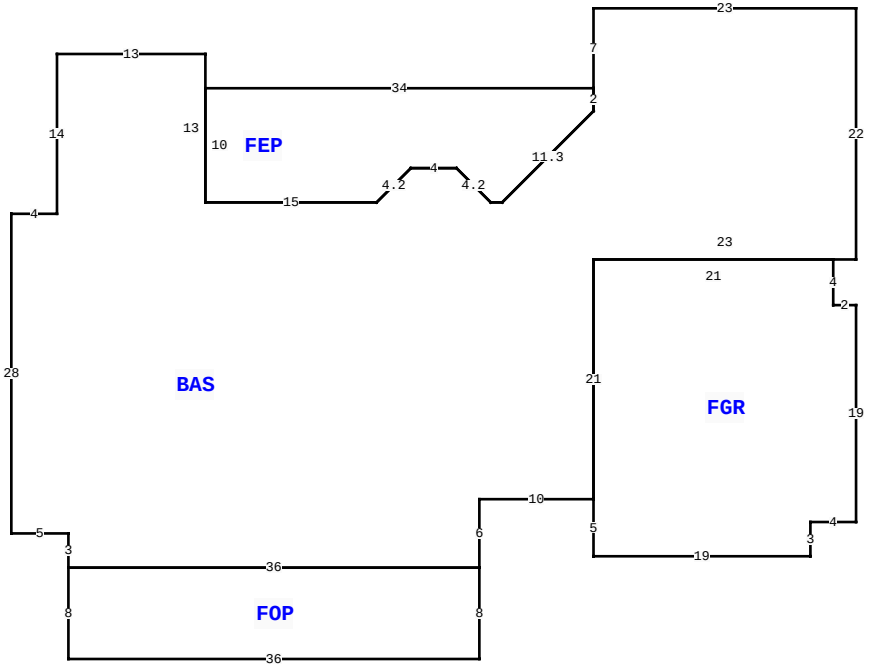
NEIGHBORHOOD/LOC 27517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,281	100		2,281	244,467
FEP	287	80		230	24,651
FGR	578	55		318	34,082
FOP	288	30		86	9,217
TOTALS	3,434			2,915	312,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,915	110.7225	121.79	355,018	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2015 Heated Area: 2281 HX Base Yr 2015



174 SW COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	06/12/2025 SF

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	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	
2	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	9.00	9.00	100	2013	2013	3	100	13,500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		312,416
TOTAL MARKET OB/XF VALUE		17,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		394,616
SOH/AGL Deduction		154,386
ASSESSED VALUE		240,230
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		183,819
TOTAL JUST VALUE		394,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30235	SFR	959	06/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/1821	10/22/2014	WD	U	I	11	0
GRANTOR: FREDDIE & NIKKI THOMA						
GRANTEE: FREDDIE & NICKI THO						
1154/2174	7/16/2008	WD	Q	V		47,000
GRANTOR: GLENN FARMS INC						
GRANTEE: FREDDIE & NIKKI THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S7 FEP= W34 S10 E15 U3 R3 E4 R3 D3 E1 R8 U8 N2$ S2 D8 L8 W1 U3 L3 W4 L3 D3 W15 N13 W13 S14 W4 S28 E5 S3 FOP= S8E36 N8 W36 $ E36 N6 E10 FGR= S5 E19 N3 E4 N19 W2 N4 W21 S21$ N21 E23 N22$.

LAND DESCRIPTION

TOTAL OB/XF 17,200

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/05/2017 BY DF Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS