LOT 5 MAGNOLIA PLACE S/D.

WD 1039-2238, WD 1397-1480, WD 1

**BUNDY CALEB EDWARD**
130 SW BUNN DR
LAKE CITY, FL 32024

**2027**

**27-5S-17-09415-105**

## BUILDING CHARACTERISTICS

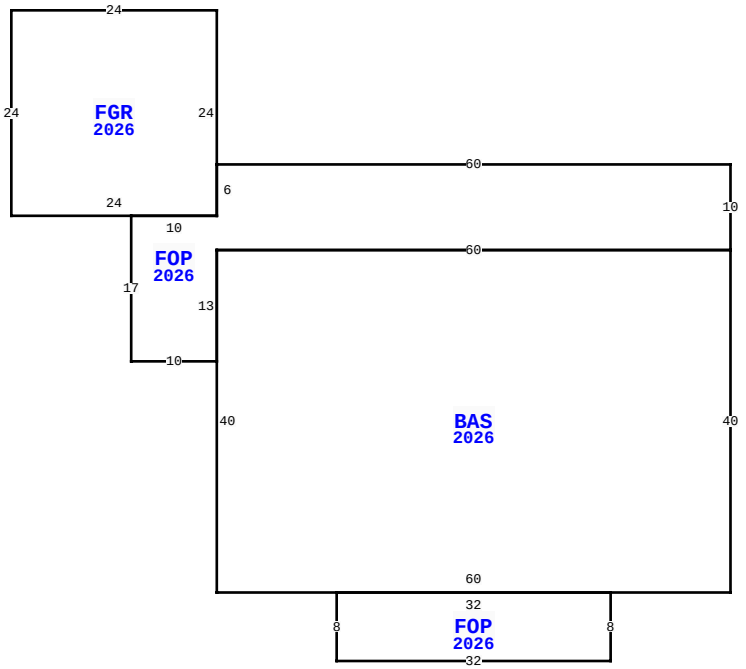
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 27517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,400 | 100 | 2026 | 2,400 | 217,896 |
| FGR | 576 | 55 | 2026 | 317 | 28,780 |
| FOP | 256 | 30 | 2026 | 77 | 6,991 |
| FOP | 770 | 30 | 2026 | 231 | 20,972 |
| TOTALS | 4,002 | | | 3,025 | 274,640 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0101 | 01 | 3,025 | 113.4900 | 90.79 | 274,640 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR/MH CON 0% - 2026 Heated Area: 2400 HX Base Yr




255 SW CHERRYWOOD WAY, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 274,640 |
| TOTAL MARKET OB/XF VALUE | 13,800 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 353,440 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 353,440 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 353,440 |
| TOTAL JUST VALUE | 353,440 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 360,306 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052105 | New Residential C | 385,000 | 01/17/2025 |
| 000043168 | Electrical Servic | 0 | 11/15/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1483/814 | 1/20/2023 | WD | Q | I | 01 | 95,000 |
| GRANTOR: NOBLITT EMMETT F | | | | | | |
| GRANTEE: BUNDY CALEB EDWARD | | | | | | |
| 1441/131 | 6/24/2021 | WD | Q | V | 01 | 75,000 |
| GRANTOR: STONE VANCE HOWARD & | | | | | | |
| GRANTEE: NOBLITT EMMETT F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,15] E60 S40 W60 N40 $
FOP=[YR=2026;ORIG=74,5] W60 S6 W10 S17 E10 N13 E60 N10 $
FGR=[YR=2026;ORIG=-10,-13] E24 S24 W24 N24 $
FOP=[YR=2026;ORIG=28,55] E32 S8 W32 N8 $
.

## 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 | 0030 | BARN,MT | 0 | 0 | 20 | 25 | 500.00 | UT | 18.00 | 18.00 | 100 | 2022 | 2021 | | 100 | 9,000 | |
| 2 | 0251 | LEAN TO W/ | 0 | 0 | 12 | 25 | 300.00 | UT | 8.00 | 8.00 | 100 | 2022 | 2021 | | 100 | 2,400 | |
| 3 | 0251 | LEAN TO W/ | 0 | 0 | 12 | 25 | 300.00 | UT | 8.00 | 8.00 | 100 | 2022 | 2021 | | 100 | 2,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,800

| 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 | 0200 | C | MBL HM | 0 | | 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 03/18/2026 BY robin Total Acres: 6.03 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS