

LOT 6 MAGNOLIA PLACE S/D.
 WD 1047-1839, CT 1211-1547,
 WD 1325-1234, WD 1409-1023

CARR STEVE M/CARR SHEILA D
 135 SW MINNIE GLN
 LAKE CITY, FL 32025

2026

27-5S-17-09415-106



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,500 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 69,500 SOH/AGL Deduction 17,159 ASSESSED VALUE 52,341 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 52,341 TOTAL JUST VALUE 69,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 59,500											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1409/1023 4/03/2020 WD Q I 01 36,500 GRANTOR: BONNIE L COFFEY GRANTEE: STEVE M & SHEILA D 1325/1234 11/08/2016 WD Q V 05 45,000 GRANTOR: GLEN FARMS INC GRANTEE: BONNIE L COFFEY (SI)											
DOR CODE 0700 MISC IMPROVED										BLD DATE										LGL DATE											
MAP NUM MKT AREA 02										XF DATE										LAND DATE 05/07/2026 MLU											
NEIGHBORHOOD/LOC 27517.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										299 SW CHERRYWOOD WAY, LAKE CITY																					
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500															
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000															
LAND DESCRIPTION										TOTAL OB/XF 4,500																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	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 09/05/2017 BY DF Total Acres: 6.08 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/12/2026 BY SYS																															