LOTS 7 & 8 MAGNOLIA PLACE S/D.
WD 1022-520, WD 1042-776, CT 116

TOOKER WAYNE LEE JR/TOOKER DELANNA SUE
403 SW CHERYWOOD WAY
LAKE CITY, FL 32025

2027

27-5S-17-09415-107

BUILDING CHARACTERISTICS

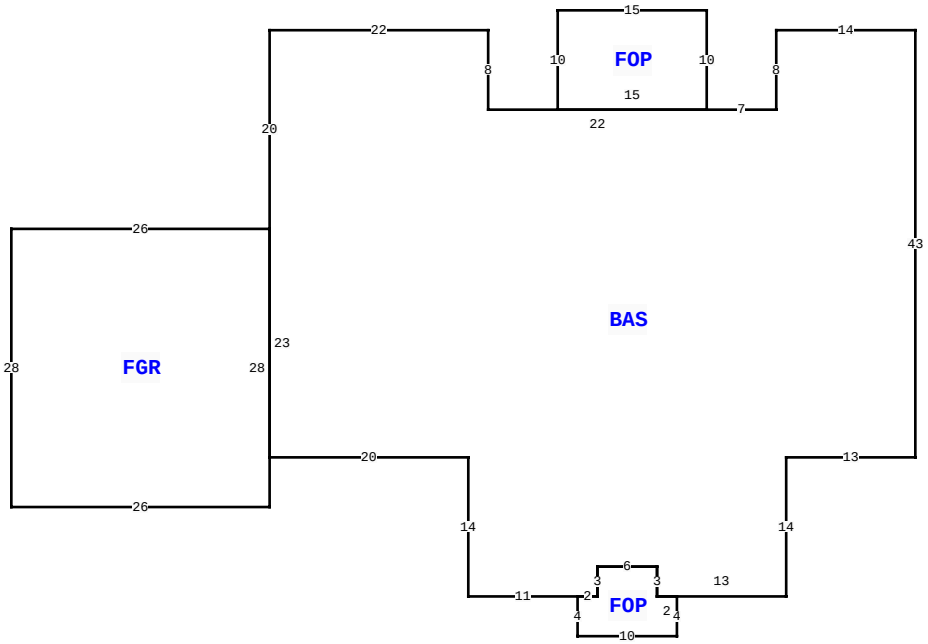
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,993	100		2,993	345,780
FGR	728	55		400	46,212
FOP	58	30		17	1,964
FOP	150	30		45	5,199
TOTALS	3,929			3,455	399,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,455	132.9482	146.24	505,259	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2019 Heated Area: 2993 HX Base Yr 2019



403 SW CHERRYWOOD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	2,017.00	UT	2.50	2.50	100	2005	2005	3	100	5,043	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		399,155
TOTAL MARKET OB/XF VALUE		5,843
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		514,998
SOH/AGL Deduction		112,134
ASSESSED VALUE		402,864
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		351,453
TOTAL JUST VALUE		514,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054696	Roof Replacement	27,000	12/17/2025
22708	SFR	851	01/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1959	1/02/2026	WD	Q	I	01	605,000
GRANTOR: REEVES TODD M						
GRANTEE: TROOKER WAYNE LEE J						
1555/2272	12/03/2025	WD	U	V	11	100
GRANTOR: REEVES TODD M						
GRANTEE: REEVES TODD M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S8 W7 FOP= N10 W15 S10 E15$ W22 N8 W22 S20 FGR= W26 S28 E26 N28$ S23 E20 S14 E11 FOP= S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E13 N14 E13 N43$.

LAND DESCRIPTION

TOTAL OB/XF 5,843

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	55,000.00	55,000.00	55,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/16/2026 BY TP Total Acres: 10.02 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS