

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

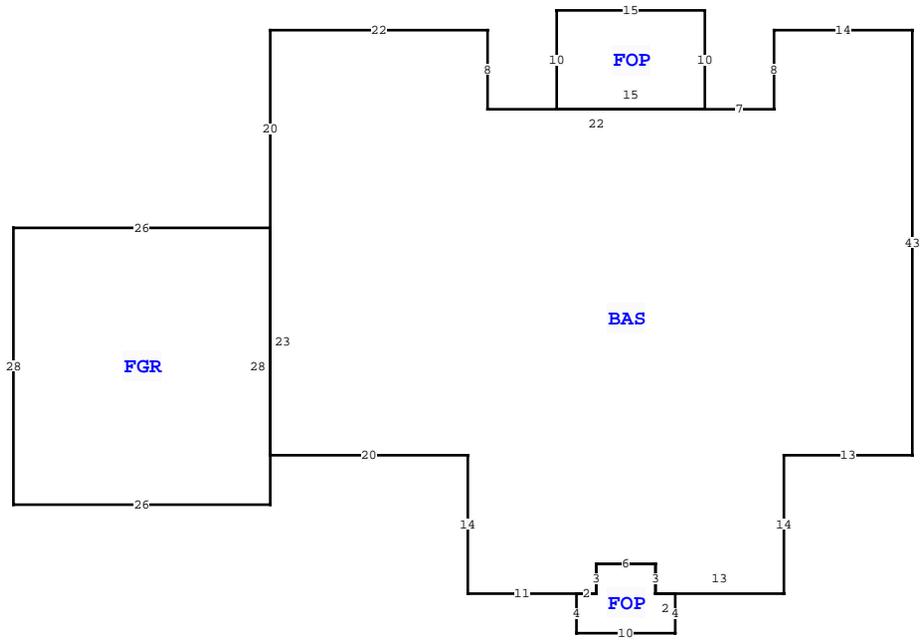
TOOKER WAYNE LEE JR/TOOKER DELANNA SUE  
403 SW CHERYWOOD WAY  
LAKE CITY, FL 32025

**2026**

27-5S-17-09415-107  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	90
Interior Floor	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
BAS	2,993	100	
FGR	728	55	
FOP	58	30	
FOP	150	30	
TOTALS	3,929		

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%	2019								
Heated Area: 2993 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			413,676
TOTAL MARKET OB/XF VALUE			5,843
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			529,519
SOH/AGL Deduction			138,389
ASSESSED VALUE			391,130
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			339,719
TOTAL JUST VALUE			529,519
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			472,660

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

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

**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\$.

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

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	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							