LOT 9 MAGNOLIA PLACE S/D
WD 1020-884, QC 1191-1306, WD 13

MUELLER TAMELA ILLENE/MUELLER LAVERN ALLEN
224 SW CEDARWOOD GLN
LAKE CITY, FL 32025

2026

27-5S-17-09415-109

BUILDING CHARACTERISTICS

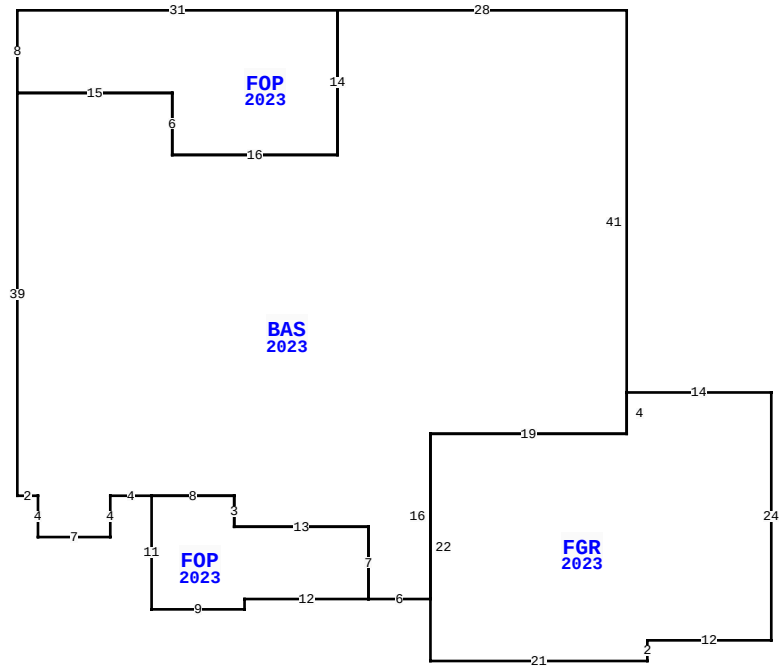
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,442	100	2023	2,442	328,473
FGR	758	55	2023	417	56,090
FOP	180	30	2023	54	7,263
FOP	344	30	2023	103	13,855
TOTALS	3,724			3,016	405,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	121.6380	138.67	418,229	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2442 HX Base Yr 2023



224 SW CEDARWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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		405,682
TOTAL MARKET OB/XF VALUE		1,380
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		472,062
SOH/AGL Deduction		108,790
ASSESSED VALUE		363,272
TOTAL EXEMPTION VALUE	HX HB VP	363,272
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		472,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041760	New Residential C	300,000	04/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1390/1105	7/30/2019	WD	Q	V	01	28,000
GRANTOR: ELISA MARTINEZ FKA EL						
GRANTEE: TAMELA ILLENE & LAV						
1191/1306	3/22/2010	QC	U	V	11	100
GRANTOR: HUMBERTO PAREDES & EL						
GRANTEE: ELISA FERRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-20,0] N41 W28 S14 W16 N6 W15 S39 E2 S4 E7 N4 E4 E8 S3 E13 S7 E6 N16 E19 $
FGR=[YR=2023;ORIG=-6,-4] W14 S4 W19 S22 E21 N2 E12 N24 $
FOP=[YR=2023;ORIG=-48,-41] W31 S8 E15 S6 E16 N14 $
FOP=[YR=2023;ORIG=-45,9] W13 N3 W8 S11 E9 N1 E12 N7 $
.

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	460.00	UT	3.00	3.00	100	2023	2022		100	1,380	

LAND DESCRIPTION

TOTAL OB/XF 1,380

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 08/17/2022 BY HC Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/08/2026 BY SYS