LOT 10 MAGNOLIA PLACE S/D
WD 1018-1,CT 1269-2381 & SWD
1285-1532

GREENE MICHAEL R/GREENE ROCHELLE M
158 SW CEDARWOOD GLN
LAKE CITY, FL 32025

2027

27-5S-17-09415-110

BUILDING CHARACTERISTICS

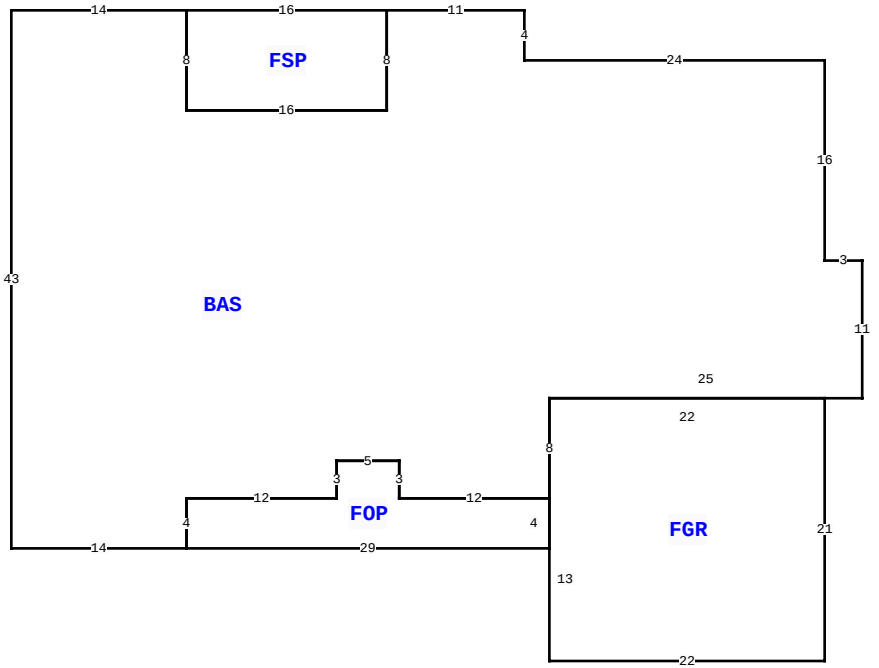
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,209	100		2,209	228,421
FGR	462	55		254	26,265
FOP	131	30		39	4,033
FSP	128	40		51	5,274
TOTALS	2,930			2,553	263,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	116.0544	127.66	325,916	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2024 Heated Area: 2209 HX Base Yr 2024



158 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	263,992
TOTAL MARKET OB/XF VALUE	17,272
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	346,264
SOH/AGL Deduction	0
ASSESSED VALUE	346,264
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	294,853
TOTAL JUST VALUE	346,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055935	Roof Replacement	17,563	06/22/2026
23431	SFR	590	07/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/1532	11/21/2014	WD	U	I	12	175,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MICHAEL R & ROCHELL						
1269/2381	1/22/2014	CT	U	I	18	0
GRANTOR: CLERK OF COURT (HARRI						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N4 W11 FSP= W16 S8 E16 N8$ S8 W16 N8 W14 S43 E14
FOP= E29 N4 W12 N3 W5 S3 W12 S4$ N4 E12 N3 E5 S3 E12 FGR= S13 E22 N21 W22 S8$N8 E25 N11 W3 N16$.

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	669.00	UT	3.00	3.00	100	2006	2006	3	100	2,007	
2	0166	CONC,PAVMT	0	100	18	25	450.00	UT	2.25	2.25	100	2006	2006	3	100	1,013	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	100	2,000	
4	0210	GARAGE U	0	100	24	28	672.00	UT	16.00	16.00	100	2017	2017	3	100	10,752	
5	0263	PRCH,USP	0	100	12	25	300.00	UT	5.00	5.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 17,272

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 09/05/2017 BY DF Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS