

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

2026

27-5S-17-09415-110



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,209	100	
FGR	462	55	
FOP	131	30	
FSP	128	40	
TOTALS	2,930		

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%	- 2024	129.98	331,839	2006	2006	0	0	19.00	81.00

Heated Area: 2209 HX Base Yr 2024

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		268,790	
TOTAL MARKET OB/XF VALUE		17,272	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		351,062	
SOH/AGL Deduction		12,372	
ASSESSED VALUE		338,690	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		287,279	
TOTAL JUST VALUE		351,062	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,380	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

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	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	

158 SW CEDARWOOD GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

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 S4 N4 E12 N3 E5 S3 E12 FGR= S13 E22 N21 W22 S8 S8 E25 N11 W3 N16 S.

LAND DESCRIPTION		TOTAL OB/XF															17,272							
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	65,000.00	65,000.00	65,000							