LOT 11 MAGNOLIA PLACE S/D.

WD 1021-2589, WD 1351-2750, DC 1

MENA MARLIN/MENA HIRAM SOLER A/K/A HIRAM DAVID SOL
144 SW CEDARWOOD GLN
LAKE CITY, FL 32025

2027

27-5S-17-09415-111

BUILDING CHARACTERISTICS

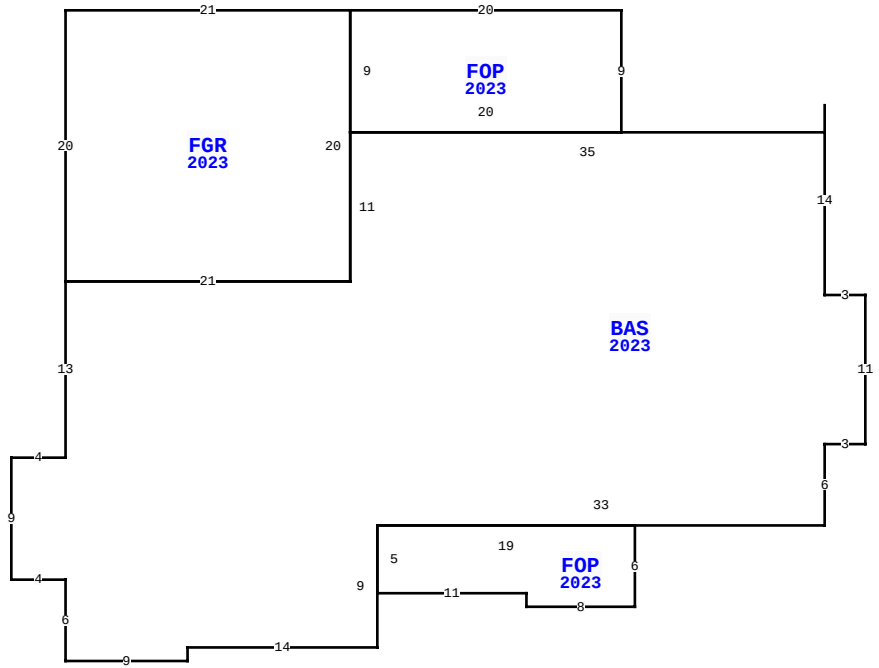
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,758	100	2023	1,758	232,870
FGR	420	55	2023	231	30,599
FOP	103	30	2023	31	4,106
FOP	180	30	2023	54	7,153
TOTALS	2,461			2,074	274,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	124.1460	136.56	283,225	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1758 HX Base Yr 2023



144 SW CEDARWOOD GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	274,728
TOTAL MARKET OB/XF VALUE	8,720
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	348,448
SOH/AGL Deduction	88,954
ASSESSED VALUE	259,494
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	203,083
TOTAL JUST VALUE	348,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043546	New Residential C	190,000	01/19/2022
000043431	Electrical Servic	0	12/21/2021
37014	MAINT/ALTR	150	07/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2408	1/02/2026	WD	U	I	11	100
GRANTOR: MENA MARLIN						
GRANTEE: MENA HIRAM YASSIED						
1493/2375	3/21/2023	WD	U	I	11	100
GRANTOR: MENA MARLIN						
GRANTEE: MENA MARLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W35 S11 W21 S13 W4 S9 E4 S6 E9 N1 E14 N9 E33 N6 E3 N11 W3 N14 $
FGR=[YR=2023;ORIG=24,1] E21 S20 W21 N20 $
FOP=[YR=2023;ORIG=45,1] E20 S9 W20 N9 $
FOP=[YR=2023;ORIG=66,39] W19 S5 E11 S1 E8 N6 $
.

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	0030	BARN,MT	0	100	20	25	500.00	UT	12.00	12.00	100	2018	2018	3	100	6,000	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	
3	0166	CONC,PAVMT	0	100	0	0	640.00	UT	3.00	3.00	100	2023	2022		100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 8,720

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 12/20/2022 BY HC Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS