

LOT 1 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

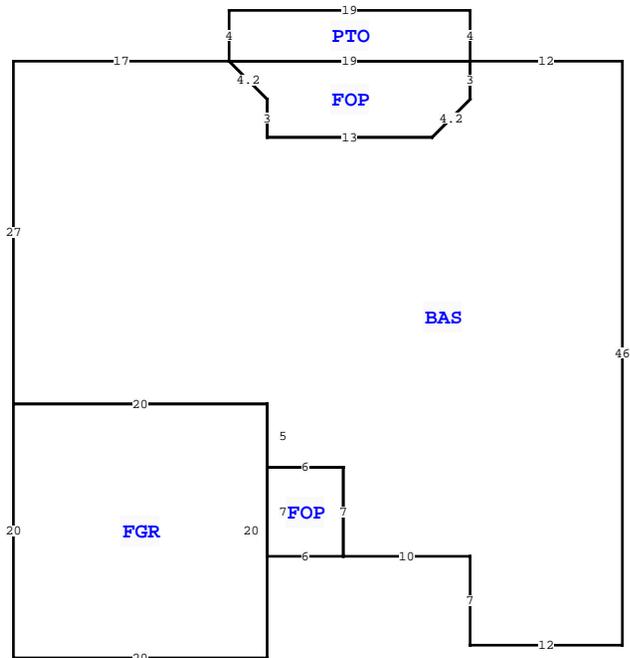
CRANE MATTHEW BENNETT
174 SW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-101

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	15	HARDTILE 30
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
Architectural	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,844	117.4000	133.84	246,801	2007	2007	0	0	18.00	82.00	
1 SINGLE FAM 100% - 2026 Heated Area: 1578 HX Base Yr 2026												



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	28316.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100		1,578	173,184
FGR	400	55		220	24,145
FOP	42	30		13	1,427
FOP	96	30		29	3,182
PTO	76	5		4	439
TOTALS	2,192			1,844	202,377

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	813.00	UT	3.00	3.00	100	2007	2007	3	100	2,439	
2	0120	CLFENCE	4	0	100	100.00	UT	7.50	7.50	100	2007	2007	3	100	750	

174 NW KATELYN WAY, LAKE CITY			BLD DATE	LGL DATE	04/14/2026	MLU
			XF DATE	LAND DATE		
			INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE				202,377
TOTAL MARKET OB/XF VALUE				3,189
TOTAL LAND VALUE - MARKET				22,500
TOTAL MARKET VALUE				228,066
SOH/AGL Deduction				0
ASSESSED VALUE				228,066
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE				176,655
TOTAL JUST VALUE				228,066
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				222,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24779	SFR	495	07/24/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/426	3/26/2024	WD	Q	I	01	255,000
GRANTOR: FORTNER TYLER C						
GRANTEE: CRANE MATTHEW BENNE						
1326/0391	11/21/2016	WD	Q	I	01	129,000
GRANTOR: BRYAN ZECHER						
GRANTEE: TYLER C FORTNER						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W12 PTO= N4 W19 S4 E19\$ FOP= W19 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20\$ E20 S5 FOP= S7 E6 N7 W6\$ E6 S7 E10 S7 E12 N46 \$.												

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								