LOT 2 MAGNOLIA HILLS S/D.

805-1554, 925-348, 959-131, 959-

WALKER JOHN E/WALKER SHELIA F
156 NW KATELYN WAY
LAKE CITY, FL 32055

2027

28-3S-16-02377-102

BUILDING CHARACTERISTICS

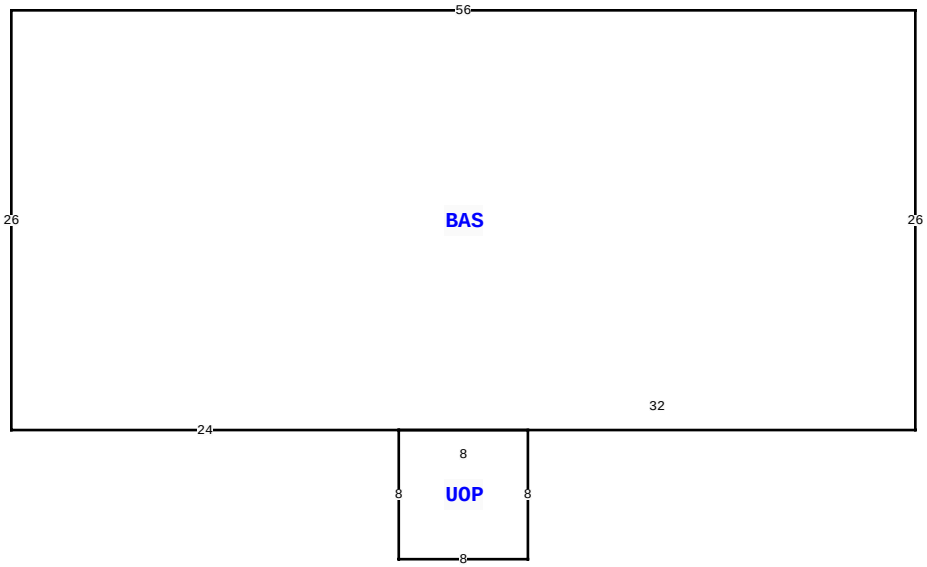
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,456	100		1,456	91,026
UOP	64	25		16	1,001
TOTALS	1,520			1,472	92,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,472	115.9000	107.79	158,667	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2011 Heated Area: 1456 HX Base Yr 2011



156 NW KATELYN WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		92,027
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		122,227
SOH/AGL Deduction		57,679
ASSESSED VALUE		64,548
TOTAL EXEMPTION VALUE	HX HB VX DX	49,548
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		122,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28911	M H	653	10/05/2010
18429	M H	125	06/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/1152	12/10/2010	WD	U	I	11	100
GRANTOR: JOHN E & SHEILA F WAL						
GRANTEE: ROBERT W & HEATHER						
1202/0619	9/29/2010	WD	U	V	14	12,900
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: JOHN E & SHELIA F W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E24 UOP= S8 E8 N8 W8$ E32 N26$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0200	C	MBL HM	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/02/2023 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS