LOT 3 MAGNOLIA HILLS S/D.

805-1554. 959-121. 980-1850, 980

BONDS GUY/BONDS DEBRA
130 NW KATELYN WAY
LAKE CITY, FL 32055

2027

28-3S-16-02377-103

BUILDING CHARACTERISTICS

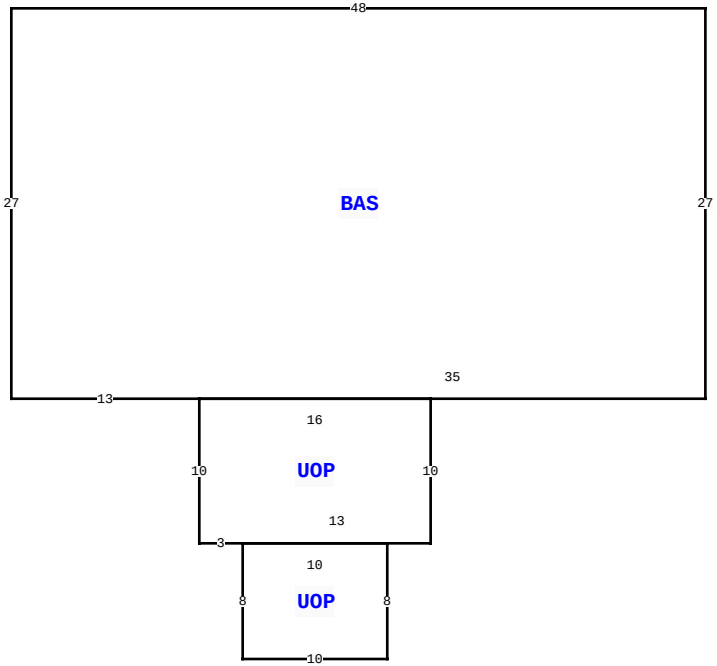
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,296	100		1,296	75,507
UOP	80	25		20	1,165
UOP	160	25		40	2,330
TOTALS	1,536			1,356	79,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,356	113.9000	105.93	143,641	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1296 HX Base Yr 2009



130 NW KATELYN WAY, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		79,003
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		110,003
SOH/AGL Deduction		61,418
ASSESSED VALUE		48,585
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,585
TOTAL JUST VALUE		110,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,853

SALE:4:2: ID# FLHMBFP103044926A & B

SALE:4:1: SALE INCLUDES 2000 MERI MH

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19882	M H	125	08/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/1254	6/02/2008	WD	Q	I		67,300
GRANTOR: GRACE TOWNE						
GRANTEE: GUY & DEBRA BONDS						
0980/1853	4/14/2003	WD	Q	I		75,000
GRANTOR: JAMES LAMBERT HAIR II						
GRANTEE: GRACE TOWNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E13 UOP= S10 E3 UOP= S8 E10 N8 W10$ E13 N10 W16$ E35 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS