

LOT 4 MAGNOLIA HILLS S/D.  
805-1554, 857-1636, CT 910-2039,

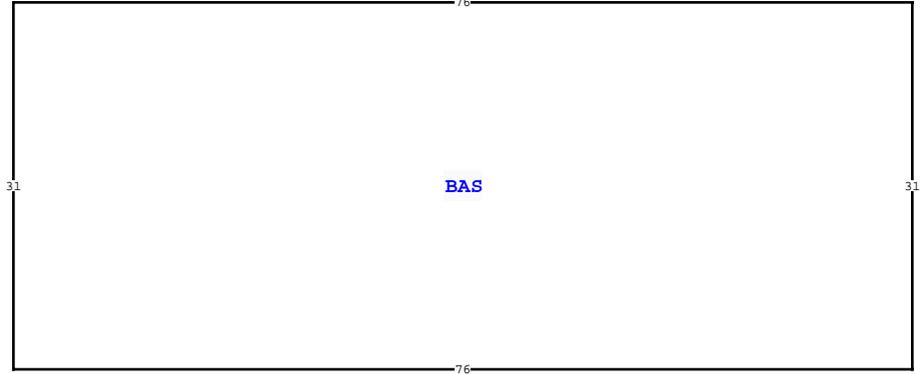
VORN CHAKRIYA  
P O BOX 618  
FRIANT, CA 93626-0618

**2026**

28-3S-16-02377-104  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		2.5	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	2,356	113.9000	109.34	257,605	1998	1998		0	0	45.00	55.00		
1 MANUF 1 0% - 0 Heated Area: 2356 HX Base Yr														



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	2,356	100		2,356	141,683
TOTALS	2,356			2,356	141,683

112 NW KATELYN WAY, LAKE CITY

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

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	9945	Well/Sept	0	0	0	0		7,000.00	7,000.00	100			3	100	7,000	

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	0200	C	MBL HM	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				141,683	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				171,183	
SOH/AGL Deduction				54,160	
ASSESSED VALUE				117,023	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				117,023	
TOTAL JUST VALUE				171,183	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				164,241	
PRMT:1:1: HOPKINS					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
13712	M H	125	03/03/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/1727	9/25/2018	WD U		I	18	42,000
GRANTOR: THE SECRETART OF HOUS						
GRANTEE: CHAKRIYA VORN						
1364/1495	12/02/2016	WD U		I	18	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S31 E76 N31\$.