

LOT 5 MAGNOLIA HILLS S/D.  
805-1554, 923-2644, CT 1308-703,

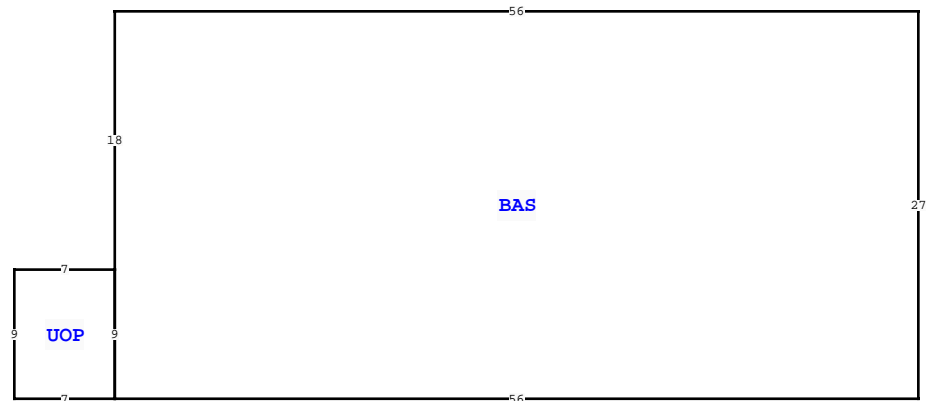
HOLLENBECK PAMELA JEAN  
9451 SUMMIT RD  
CASSVILLE, NY 13318

**2026**

28-3S-16-02377-105  


BUILDING CHARACTERISTICS	
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 Floor	14 CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,528	113.9000	107.07	163,603	2000	2000	0	0	45.00	55.00		
1 MANUF 1 0% - 0 Heated Area: 1512 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	1,512	100		1,512	89,040
UOP	63	25		16	942
TOTALS	1,575			1,528	89,982

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
102 NW KATELYN WAY, LAKE CITY		04/21/2023	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			89,982
TOTAL MARKET OB/XF VALUE			9,700
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			118,182
SOH/AGL Deduction			27,423
ASSESSED VALUE			90,759
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,759
TOTAL JUST VALUE			118,182
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,182
LAND:1:1: 0.82 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18153	M H	125	04/12/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/1801	3/07/2017	WD	U	I	18	35,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PAMELA JEAN HOLLENB						
1325/2122	2/11/2016	WD	U	I	18	100
GRANTOR: LAKEVIEW LOAN SERVICI						
GRANTEE: SECRETARY OF HOUSIN						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
TOTAL OB/XF 9,700																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W56 S18 UOP= W7 S9 E7 N9 S9 E56 N27 S.													

LAND DESCRIPTION														TOTAL OB/XF 9,700										
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	18,500.00	18,500.00	18,500							