LOT 6 MAGNOLIA HILLS S/D.

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

HABITAT FOR HUMANITY OF LAKE CITY/COLUMBIA COUNTY
P O BOX 487
LAKE CITY, FL 32056

**2027**

**28-3S-16-02377-106**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

113 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 7,875 |
| TOTAL MARKET VALUE | 7,875 |
| SOH/AGL Deduction | 2,604 |
| ASSESSED VALUE | 5,271 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,271 |
| TOTAL JUST VALUE | 7,875 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,875 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1253/1551 | 4/23/2013 | WD | U | V | 12 | 100 |
| GRANTOR: FIRST FEDERAL BANK OF | | | | | | |
| GRANTEE: HABITAT FOR HUMANIT | | | | | | |
| 1243/1221 | 10/19/2012 | WD | U | V | 12 | 246,100 |
| GRANTOR: GENESIS DEVELOPERS LL | | | | | | |
| GRANTEE: FIRST FEDERAL BANK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.35 | 22,500.00 | 7,875.00 | 7,875 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.58 Total Land Value: 7,875 Market: 0 Agricultural: 0 Common: 7,875 PRINTED 11/17/2026 BY SYS