

LOT 7 MAGNOLIA HILLS S/D.
805-1554, 960-2254, WD 1120-1268

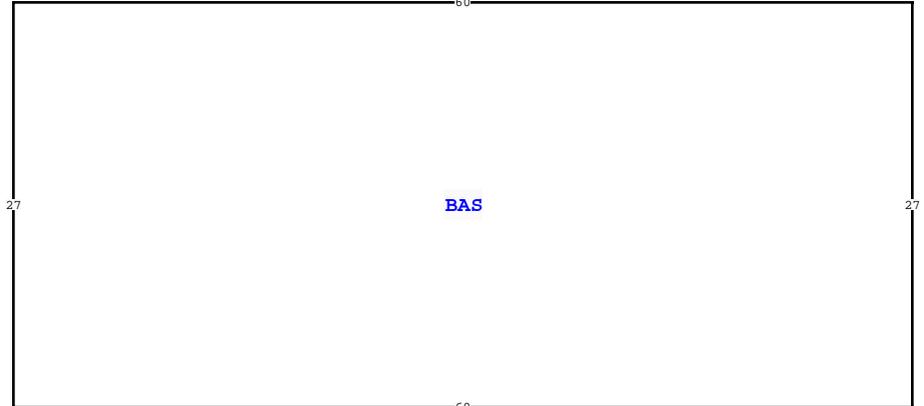
WILDS EDITH/ULICKY MARY
131 NW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-107


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
Architectural	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,620	115.9000	111.26	180,241	1997	1997		0	0	45.00	55.00	
1 MANUF		1	50% - 2023		Heated Area: 1620			HX Base Yr		2008			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	99,133
TOTALS	1,620			1,620	99,133

COLUMBIA COUNTY PROPERTY														PAGE 1 of 1				2			
VALUATION SUMMARY																					
VALUATION BY														STANDARD							
Tax Group: 2														Tax Dist:							
BUILDING MARKET VALUE														99,133							
TOTAL MARKET OB/XF VALUE														10,600							
TOTAL LAND VALUE - MARKET														22,500							
TOTAL MARKET VALUE														132,233							
SOH/AGL Deduction														7,005							
ASSESSED VALUE														125,228							
TOTAL EXEMPTION VALUE														34,111							
BASE TAXABLE VALUE														91,117							
TOTAL JUST VALUE														132,233							
NCON VALUE														0							
INCOME VALUE																					
PREVIOUS YEAR MKT VALUE														126,174							
PERMIT NUM														DESCRIPTION				AMT		ISSUED	
000049751														Solar Power Syste				28,980		05/08/2024	
000046129														Electrical Servic				0		12/19/2022	
19327														M H				125		03/18/2002	
SALES DATA																					
OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE											
1120/1268		5/18/2007		WD Q		Q I		01		100											
GRANTOR: EDITH WILDS																					
GRANTEE: EDITH WILDS & MARY																					
0960/2254		7/24/2002		WD Q		Q V				14,500											
GRANTOR: RUSSELL S & ANN S DEP																					
GRANTEE: EDITH WILDS																					
BUILDING NOTES																					
BUILDING DIMENSIONS																					
BAS= W60 S27 E60 N27\$.																					

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	0120	CLFENCE	4	0	50	0	0	0	300.00	7.50	100	2007	2007	3	100	2,250	
2	0261	PRCH, UOP	0	50	0	0	0	0	1.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	50	0	0	0	0	1.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	50	0	0	0	0	1.00	0.00	100	2007	2007	3	100	400	
5	0080	DECKING	0	50	0	0	0	0	1.00	0.00	100	2014	2014	3	100	750	

TOTAL OB/XF														10,600					
BLD DATE																			
XF DATE																			
INC DATE																			
LGL DATE														04/14/2026				MLU	
LAND DATE																			
AG DATE																			

LAND DESCRIPTION																								
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	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

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