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

2027

28-3S-16-02377-107

BUILDING CHARACTERISTICS

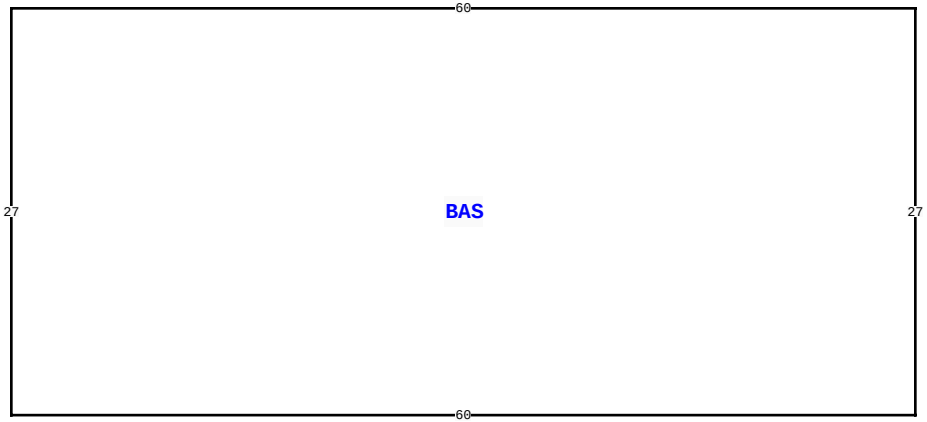
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	96,041
TOTALS	1,620			1,620	96,041

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	107.79	174,620	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 50% - 2023 Heated Area: 1620 HX Base Yr 2008



131 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	0120	CLFENCE 4	0	50	0	0	300.00	UT	7.50	7.50	100	2007	2007	3	100	2,250	
2	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
5	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		96,041
TOTAL MARKET OB/XF VALUE		10,600
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		129,141
SOH/AGL Deduction		3,686
ASSESSED VALUE		125,455
TOTAL EXEMPTION VALUE	HA HAB	35,884
BASE TAXABLE VALUE		89,571
TOTAL JUST VALUE		129,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,174

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 / U	V / I	RSN CD	SALE PRICE
1120/1268	5/18/2007	WD	Q	I	01	100
GRANTOR: EDITH WILDS						
GRANTEE: EDITH WILDS & MARY						
0960/2254	7/24/2002	WD	Q	V		14,500
GRANTOR: RUSSELL S & ANN S DEP						
GRANTEE: EDITH WILDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	50		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 11/17/2026 BY SYS