

LOT 8 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, 100

YAGER NOLAN/YAGER ANNA
144 NW BILLYE PL
LAKE CITY, FL 32055

2026

28-3S-16-02377-108
[Barcode]

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 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	02	02	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
BAS	1,188	100	
USP	240	35	
TOTALS	1,428		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	2023								
				Heated Area: 1188				HX Base Yr				
BLD DATE						LGL DATE	04/14/2026					
XF DATE						AG DATE	MLU					
INC DATE												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				60,243		
TOTAL MARKET OB/XF VALUE				12,580		
TOTAL LAND VALUE - MARKET				22,500		
TOTAL MARKET VALUE				95,323		
SOH/AGL Deduction				0		
ASSESSED VALUE				95,323		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				95,323		
TOTAL JUST VALUE				95,323		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				89,888		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21326	M H	123	12/08/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/820	6/28/2022	WD Q	Q	I	01	80,000
GRANTOR: BONDS CHARLES M SR						
GRANTEE: YAGER NOLAN						
1094/0566	8/23/2006	WD Q	Q	I		90,000
GRANTOR: SYLVIA R WALDRON						
GRANTEE: CHARLES M BONDS SR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W44 S27 E14 USP= S10 E24 N10 W24 \$ E30 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	0261	PRCH, UOP	0	0	0	96.00	UT	5.00	5.00	100	2003	2003	3	100	480	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	
5	0296	SHED METAL	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
TOTAL OB/XF													12,580			

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								