

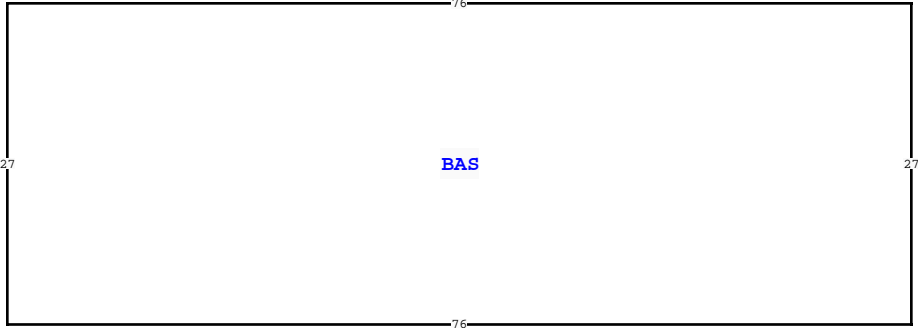
LOT 9 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

BROWN MICHAEL
168 NW BILLYE PL
LAKE CITY, FL 32055

2026

28-3S-16-02377-109


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		4	100
Bathrooms		4	100
Stories	1.	1.	100
Architctual Units	01	CONV	100 0 100
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	2,052	100	
TOTALS	2,052		2,052 120,839

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100% - 2023																				
Heated Area: 2052						HX Base Yr 2023																	
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2026	MLU
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				04/14/2026	MLU																		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		120,839	
TOTAL MARKET OB/XF VALUE		9,100	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		152,439	
SOH/AGL Deduction		14,661	
ASSESSED VALUE		137,778	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		86,367	
TOTAL JUST VALUE		152,439	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,439	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37999	MAINT/ALTR	75	04/17/2019
28234	M H	655	11/20/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/2779	1/08/2022	WD	U	I	37	40,500
GRANTOR: WARNER DIANE TANGER						
GRANTEE: BROWN MICHAEL						
1183/1819	10/27/2009	WD	Q	V	01	18,500
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: DIANE TANGER WARNER						

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	100	0	0			0.00	100	2017	2017	3	100	400	
2	0120	CLFENCE	4	0	100	0			0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0			0.00	100	2017	2017	3	100	500	
5	0296	SHED METAL	0	100	0	0			1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION												TOTAL OB/XF				9,100								
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

BUILDING NOTES											
BAS= W76 S27 E76 N27S.											

BUILDING DIMENSIONS											
BAS= W76 S27 E76 N27S.											