LOT 9 MAGNOLIA HILLS S/D.

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

BROWN MICHAEL
168 NW BILLYE PL
LAKE CITY, FL 32055

2027

28-3S-16-02377-109

BUILDING CHARACTERISTICS

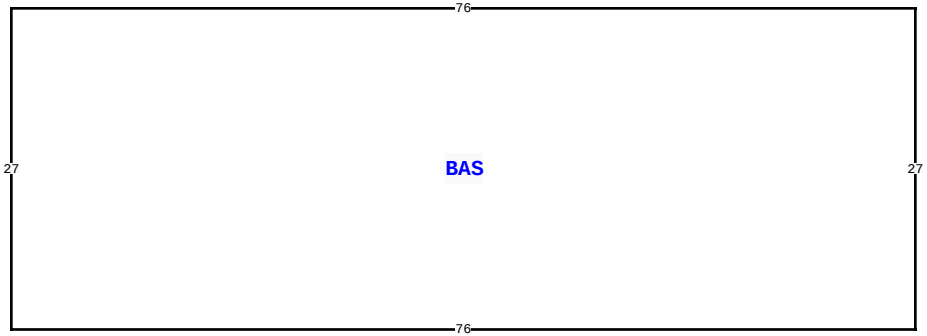
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	119,552
TOTALS	2,052			2,052	119,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	113.9000	105.93	217,368	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 2052 HX Base Yr 2023



168 NW BILLYE PL, 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	100		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: 0.55 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,552
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		151,152
SOH/AGL Deduction		9,241
ASSESSED VALUE		141,911
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,500
TOTAL JUST VALUE		151,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,439

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.