

LOT 10 MAGNOLIA HILLS S/D. & BEG
10, SE 37.40 FT, SW 89.25 FT TO
10, N 95.63 FT TO POB.

EDWARDS JENNIFER
101 NW ETHELIND CT
LAKE CITY, FL 32055

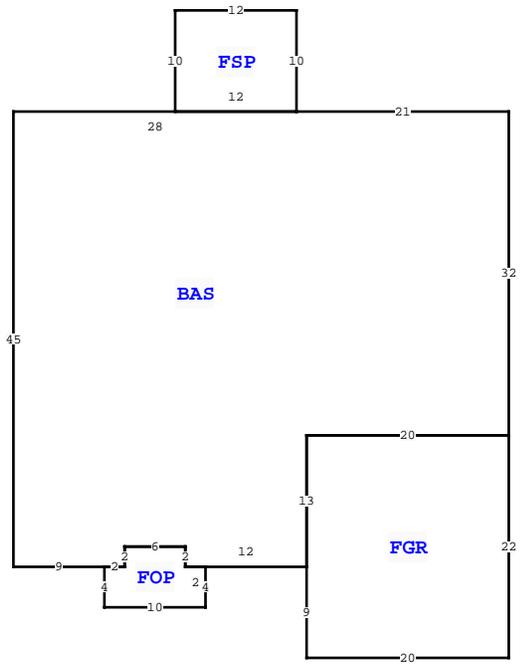
2026

28-3S-16-02377-110



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	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		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,933	100	
FGR	440	55	
FOP	52	30	
FSP	120	40	
TOTALS	2,545		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2010									Heated Area: 1933	HX Base Yr 2010



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			222,924	
TOTAL MARKET OB/XF VALUE			3,507	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			244,931	
SOH/AGL Deduction			91,932	
ASSESSED VALUE			152,999	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			101,588	
TOTAL JUST VALUE			244,931	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			243,692	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25078	SFR	574	10/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1477	1/16/2026	QC	U	I	11	100

GRANTOR: EDWARDS JENNIFER MARI
GRANTEE: EDWARDS JENNIFER MA
1185/1182 10/22/2009 WD U I 12 131,700
GRANTOR: US BANK NATIONAL ASSO
GRANTEE: DAMIEN & JENNIFER E

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W21 FSP= N10 W12 S10 E12\$ W28 S45 E9 FOP= S4 E10 N4 W2
N2 W6 S2 W2\$ E2 N2 E6 S2 E12 FGR= S9 E20 N22 W20 S13\$ N13 E20
N32\$.

EXTRA FEATURES														TOTAL OB/XF		3,507	
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	0166	CONC,PAVMT	0	100	0	0			3.00	100	2007	2007	3	100	3,507		

LAND DESCRIPTION														TOTAL OB/XF											3,507				
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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500												