

LOT 11 MAGNOLIA HILLS S/D.  
805-1554, 893-953, 905-335, 959-

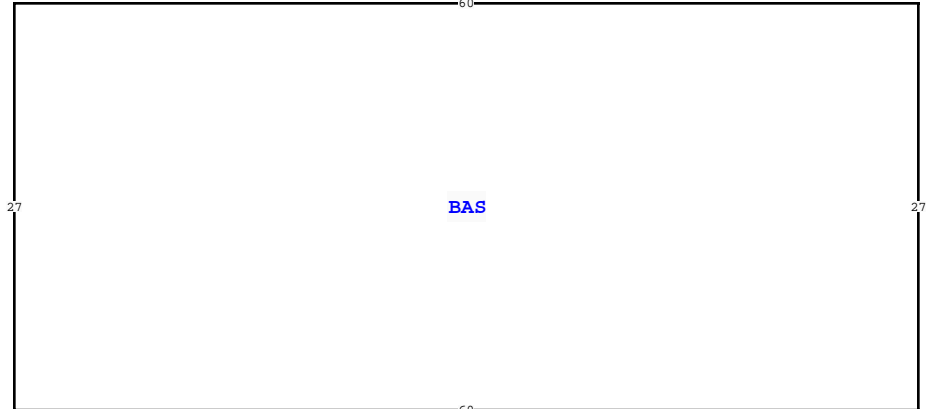
10898 JGPM LLC  
9 OLD STATE ROAD  
KEY LARGO, FL 33037

**2026**

28-3S-16-02377-111

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	26 ALM SIDING 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 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	2 100
Stories	1. 1. 100
Architectural Units	01 CONV 100 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

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%	- 2026	Heated Area: 1620			HX Base Yr				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	117,294
<b>TOTALS</b>	<b>1,620</b>			<b>1,620</b>	<b>117,294</b>

123 NW ETHELIND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	117,294			
TOTAL MARKET OB/XF VALUE	9,950			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	149,744			
SOH/AGL Deduction	0			
ASSESSED VALUE	149,744			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	149,744			
TOTAL JUST VALUE	149,744			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	151,157			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/1948	1/16/2026	WD	U	I	12	87,400
GRANTOR: SERVBANK, SB						
GRANTEE: 10898 JGPM LLC						
1553/545	10/30/2025	CT	U	I	18	40,100
GRANTOR: JETER TYLER BRANDON						
GRANTEE: SERVBANK, SB						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S27 E60 N27\$.

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								