

LOT 14 MAGNOLIA HILLS S/D.
805-1554, 927-1095, CT 1185-2066

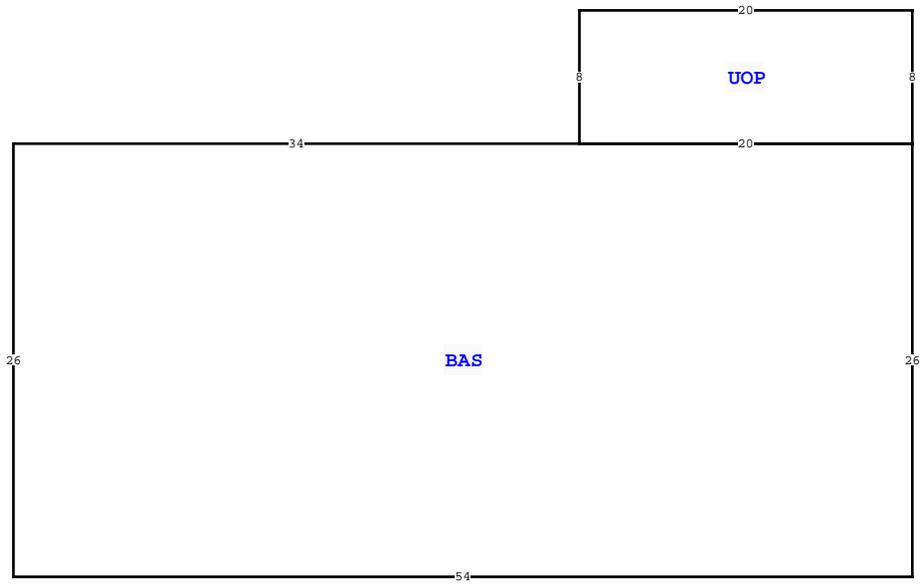
ROSE FLORENCE I
195 NW ETHELIND CT
LAKE CITY, FL 32055

2026

28-3S-16-02377-114


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 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	03 03 100
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
BAS	1,404
UOP	160
PCT OF BASE	100
YEAR	
TOT ADJ AREA	1,404
SUBAREA MARKET VALUE	87,398
TOTALS	1,564 1,444 89,888

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,444	117.9000	113.18	163,432	2001	2001	0	0	45.00	55.00	
2 MANUF 1 100% - 2011 Heated Area: 1404 HX Base Yr 2011												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	89,888	
TOTAL MARKET OB/XF VALUE	8,500	
TOTAL LAND VALUE - MARKET	22,500	
TOTAL MARKET VALUE	120,888	
SOH/AGL Deduction	68,252	
ASSESSED VALUE	52,636	
TOTAL EXEMPTION VALUE	27,636	
BASE TAXABLE VALUE	25,000	
TOTAL JUST VALUE	120,888	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	115,021	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18276	M H	125	05/15/2001
16944	M H	125	05/10/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/2610	4/10/2024	LE U	I	I	14	100
GRANTOR: ROSE FLORENCE I						
GRANTEE: ROSE FLORENCE I (EN						
1194/0203	4/16/2010	WD U	I	I	12	54,900
GRANTOR: BENEFICIAL FLORIDA IN						
GRANTEE: FLORENCE I ROSE						

EXTRA FEATURES	
L N	OB/XF CODE
1	0190
2	9945
3	0296

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W34 S26 E54 N26 UOP= N8 W20 S8 E20\$ W20 \$.	

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							