LOT 14 MAGNOLIA HILLS S/D.

805-1554, 927-1095, CT 1185-2066

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

2027

28-3S-16-02377-114

BUILDING CHARACTERISTICS

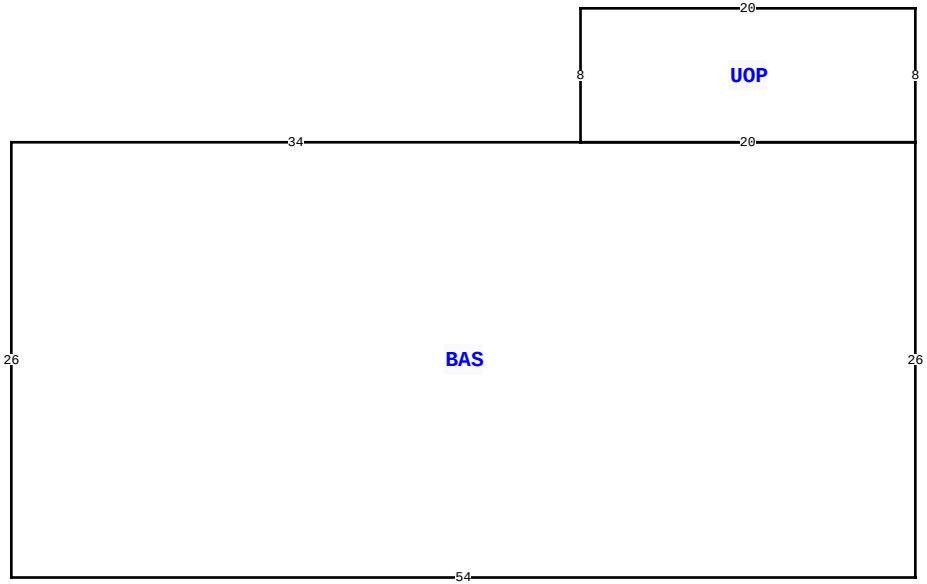
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,672
UOP	160	25		40	2,412
TOTALS	1,564			1,444	87,084

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	109.65	158,335	2001	2001	0	0	0	45.00	55.00

2 MANUF 1 100% - 2011 Heated Area: 1404 HX Base Yr 2011



195 NW ETHELIND CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	87,084
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	118,084
SOH/AGL Deduction	63,869
ASSESSED VALUE	54,215
TOTAL EXEMPTION VALUE	HX HB 29,215
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	118,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,021

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	14	100
GRANTOR: ROSE FLORENCE I						
GRANTEE: ROSE FLORENCE I (EN						
1194/0203	4/16/2010	WD	U	I	12	54,900
GRANTOR: BENEFICIAL FLORIDA IN						
GRANTEE: FLORENCE I ROSE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,500

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