

LOT 17 MAGNOLIA HILLS S/D.  
805-1554, 936-2464, CT 1015-737,

PENNER TYLER/PENNER BETHANY  
235 NW ETHELIND CT  
LAKE CITY, FL 32055

**2026**

28-3S-16-02377-117  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	04	04	
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
BAS	1,536	100	
TOTALS	1,536		38,357

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2025		Heated Area: 1536					HX Base Yr	2025

24 64 24 64

**BAS**

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			38,357
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			69,057
SOH/AGL Deduction			4,118
ASSESSED VALUE			64,939
TOTAL EXEMPTION VALUE	HX HB		39,939
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			69,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22765	M H	250	03/03/2005
18700	M H	125	09/06/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/896	4/07/2021	WD Q	Q	I	01	13,000
GRANTOR: PITTMAN ANN						
GRANTEE: PENNER TYLER						
1406/1098	1/30/2020	CT U	I	18		13,000
GRANTOR: CLERK OF COURT						
GRANTEE: ANN SMITHEY/ANN S D						

EXTRA FEATURES		235 NW ETHELIND CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	9945	Well/Sept	7,000.00

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

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	100	0	0	1.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S24 E64 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF														8,200								
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							