

LOT 18 MAGNOLIA HILLS S/D.
805-1554, FJ 969-258, 969-1374,

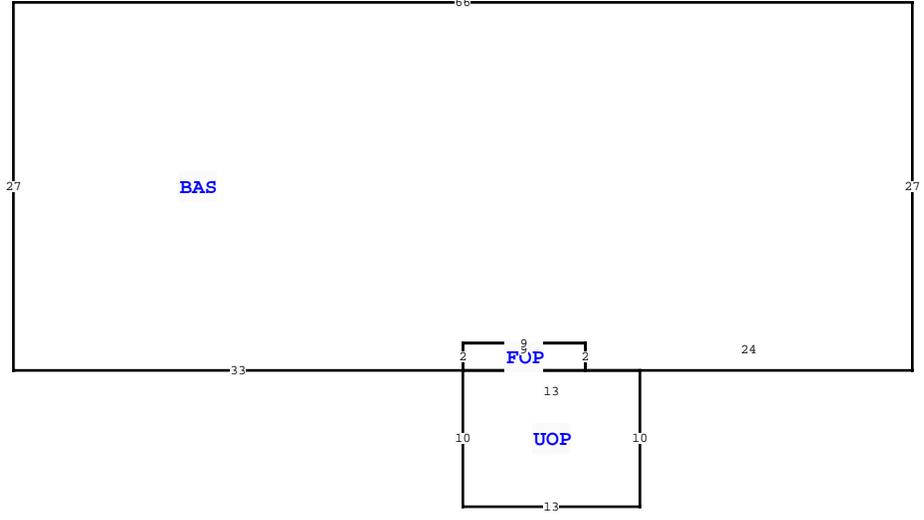
THE MILDRED VIRGINIA TINER LIVING TRUST
406 SW SHORLEAF DR
LAKE CITY, FL 32024

2026

28-3S-16-02377-118
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

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 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
Architectual Units	01	CONV	100
		0	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
BAS	1,764	100	
FOP	18	35	
UOP	130	25	
TOTALS	1,912		
		1,802	110,270

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	1,802	115.9000	111.26	200,491	2000	2000		0	0	45.00	55.00
1 MANUF 1 0% - 0 Heated Area: 1764 HX Base Yr												



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,270
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		141,270
SOH/AGL Deduction		41,214
ASSESSED VALUE		100,056
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		100,056
TOTAL JUST VALUE		141,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,980
LAND:1:1: 0.50 AC		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26649	M H	584	01/22/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/2175	10/31/2008	WD	Q	I		75,000
GRANTOR: FREDERICK W NORRIS						
GRANTEE: MILDRED TINER TRUST						
1072/0715	1/27/2006	WD	Q	V		20,000
GRANTOR: ANN SMITHEY, TRUSTEE						
GRANTEE: FREDERICK W NORRIS						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

253 NW ETHELIND CT, LAKE CITY

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S27 E33 UOP= S10 E13 N10 W13 FOP= E9 N2 W9 S2S N2 E9 S2 E24 N27S.	

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								