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

2027

28-3S-16-02377-118

BUILDING CHARACTERISTICS

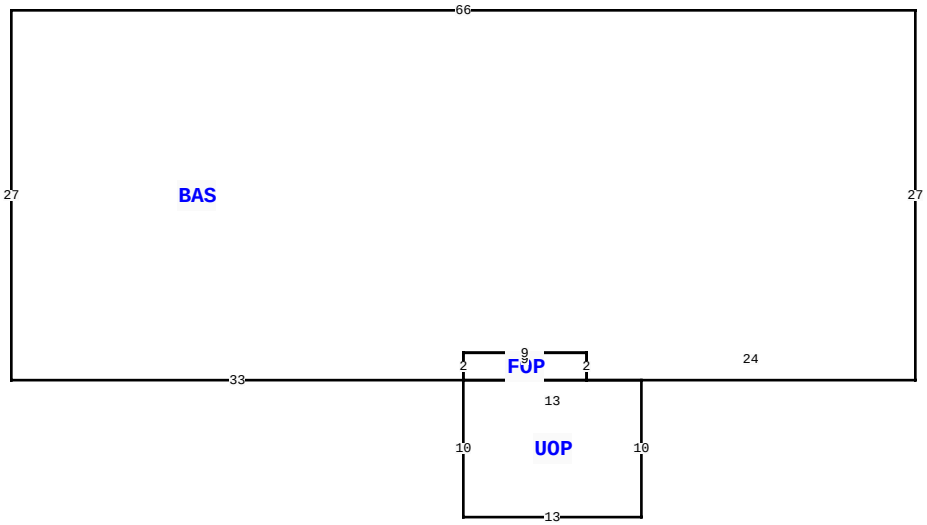
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	104,578
FOP	18	35		6	356
UOP	130	25		32	1,897
TOTALS	1,912			1,802	106,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,802	115.9000	107.79	194,238	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1764 HX Base Yr



253 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	106,831
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	137,831
SOH/AGL Deduction	27,769
ASSESSED VALUE	110,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,062
TOTAL JUST VALUE	137,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,980

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E33 UOP= S10 E13 N10 W13$ FOP= E9 N2 W9 S2$ N2 E9 S2 E24 N27$.

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	0		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: 0.49 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS