LOT 19 MAGNOLIA HILLS S/D.

805-1554, 920-912, 977-1807, WD

ELWOOD CYNTHIA HOAGLAND/ELWOOD WILLIAM
265 NW ETHELIND CT
LAKE CITY, FL 32055

2027

28-3S-16-02377-119

BUILDING CHARACTERISTICS

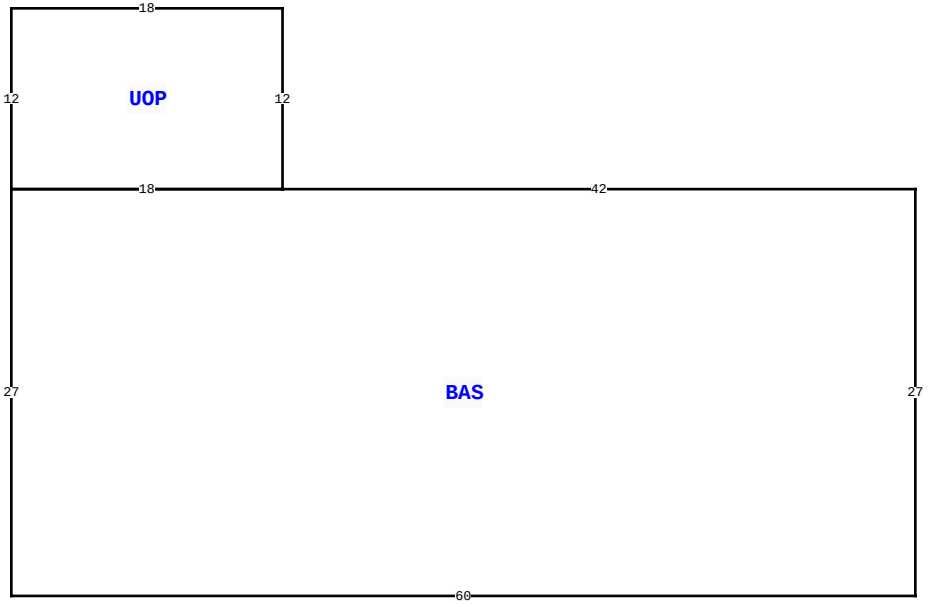
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	96,041
UOP	216	25		54	3,202
TOTALS	1,836			1,674	99,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,674	115.9000	107.79	180,440	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1620 HX Base Yr 2006



265 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		99,242
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		129,842
SOH/AGL Deduction		70,920
ASSESSED VALUE		58,922
TOTAL EXEMPTION VALUE	HX HB	33,922
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17925	M H	125	02/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1055/0243	8/12/2005	WD	Q	I		84,000
GRANTOR: ONTIVEROS						
GRANTEE: HOAGLAND & ELWOOD						
1021/0568	7/14/2004	WD	Q	I	01	72,500
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: CRISPEN E ONTIVEROS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UOP= N12 W18 S12 E18$ W18 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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: 0.59 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS