

LOT 21 MAGNOLIA HILLS S/D.  
805-1554, 959-121, 980-1850, WD

PROFFITT RANDALL/PROFFITT TAYLOR NICOLE  
264 NW ETHELIND CT  
LAKE CITY, FL 32055

**2026**

28-3S-16-02377-121  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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
BAS	1,296	100	2025
FOP	216	35	2025
TOTALS	1,512		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	-	2025						
Heated Area: 1296						HX Base Yr 2025					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			159,532
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			189,032
SOH/AGL Deduction			2,125
ASSESSED VALUE			186,907
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			135,496
TOTAL JUST VALUE			189,032
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,993
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047434	Mobile Home		06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/936	3/01/2024	WD	U	I	12	210,700
GRANTOR: FRIER FINANCE, INC						
GRANTEE: PROFFITT RANDALL						
1482/2331	1/10/2023	WD	U	V	37	15,000
GRANTOR: STERLINGPOINT PROPERT						
GRANTEE: FRIER FINANCE, INC						

EXTRA FEATURES		264 NW ETHELIND CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00

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

BUILDING NOTES											
BUILDING DIMENSIONS											

BAS=[YR=2025;ORIG=21,18] E48 S27 W48 N27 \$  
FOP=[YR=2025;ORIG=69,18] E8 S27 W8 N27 \$

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							