

LOT 22 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

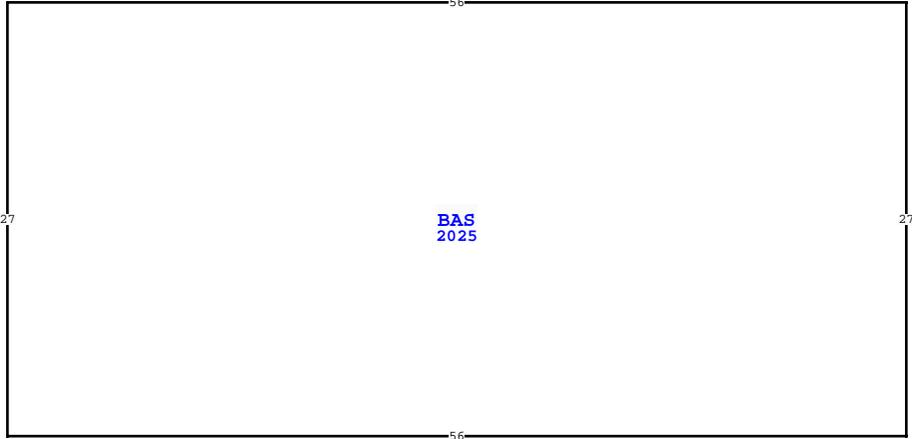
TOWNS THURSTON EDWIN JR/TOWNS WENDELL JESSE
230 NW ETHELIND CT
LAKE CITY, FL 32055

2026

28-3S-16-02377-122

BUILDING CHARACTERISTICS	
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 50
Interior Floor	14 CARPET 50
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/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	100% - 2025		114.64		2023	2023	0	0	3.00	97.00
				Heated Area: 1512				HX Base Yr	2025			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	168,136
TOTALS	1,512			1,512	168,136

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		168,136	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		197,636	
SOH/AGL Deduction		462	
ASSESSED VALUE		197,174	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		145,763	
TOTAL JUST VALUE		197,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,990	
LAND:1:1: 0.50 AC			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2255	3/04/2024	WD	Q	I	01	220,900
GRANTOR: FRIER FINANCE INC						
GRANTEE: TOWNS THURSTON EDWI						
1492/468	6/05/2023	WD	U	I	37	35,000
GRANTOR: PENTOLINO RAYMOND J						
GRANTEE: FINANCE FRIER INC						

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	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022	100	7,000	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=16,9] E56 S27 W56 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								