LOT 24 MAGNOLIA HILLS S/D.

805-1554, WD 959-121, WD 980-185

WRIGHT KYLE B/WRIGHT SARA
364 SW FIELDSTONE CT
LAKE CITY, FL 32024

2027

28-3S-16-02377-124

BUILDING CHARACTERISTICS

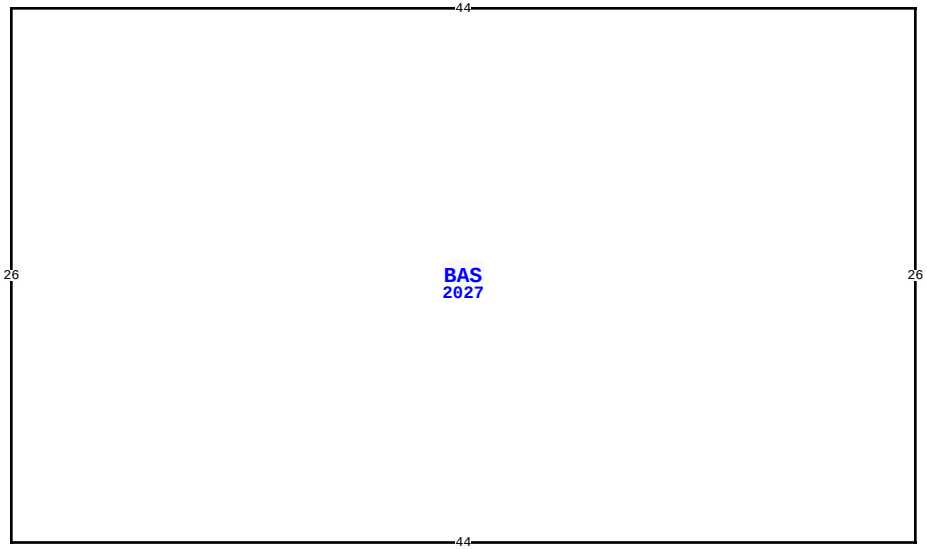
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2027	1,144	118,346
TOTALS	1,144			1,144	118,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,144	113.5000	105.56	120,761	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1144 HX Base Yr



160 NW ETHELIND CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	118,346
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	140,846
SOH/AGL Deduction	115
ASSESSED VALUE	140,731
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,731
TOTAL JUST VALUE	140,846
NCON VALUE	118,346
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,500

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055665	Mobile Home		05/13/2026
000055301	Right-of-Way Acce		03/23/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/975	2/04/2026	WD	Q	V	05	48,000
GRANTOR: MARZILIANO PETER						
GRANTEE: WRIGHT KYLE B						
1463/2225	4/01/2022	WD	Q	V	05	20,000
GRANTOR: BETWEEN BENONI LANDS						
GRANTEE: MARZILIANO PETER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,13] E44 S26 W44 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/22/2026 BY KS Total Acres: 0.52 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS