LOT 25 MAGNOLIA HILLS S/D.

805-1554, 959-121, 980-1850, WD

SANDERS ROBERT L/SANDERS RAMONA FAYE
165 NW BILLYE PL
LAKE CITY, FL 32055

2027

28-3S-16-02377-125

BUILDING CHARACTERISTICS

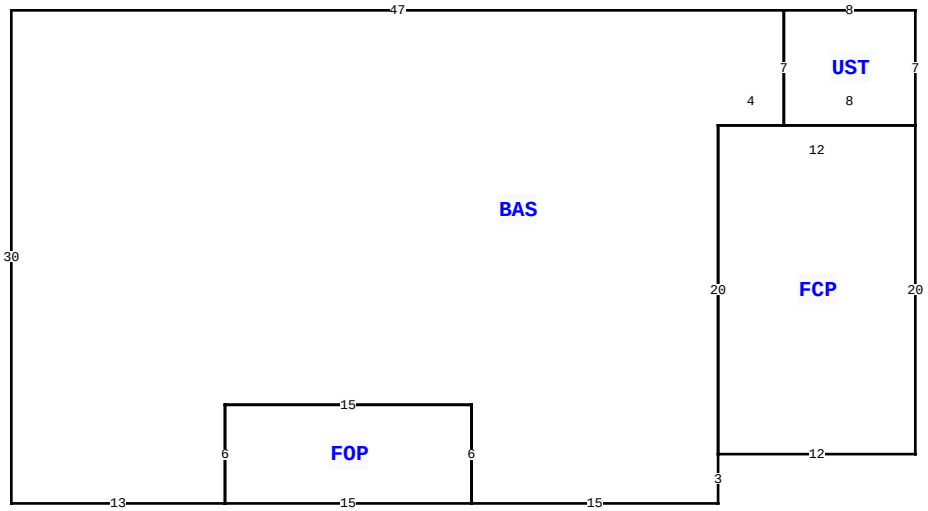
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,228	100		1,228	126,995
FCP	240	25		60	6,205
FOP	90	30		27	2,792
UST	56	45		25	2,586
TOTALS	1,614			1,340	138,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,340	117.5200	129.27	173,222	2009	2009	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2021 Heated Area: 1228 HX Base Yr



165 NW BILLYE PL, 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	0166	CONC,PAVMT	0	0	0	0	624.00	UT	2.50	2.50	100	2009	2009	3	100	1,560	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,578
TOTAL MARKET OB/XF VALUE	3,060
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	164,138
SOH/AGL Deduction	0
ASSESSED VALUE	164,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,138
TOTAL JUST VALUE	164,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,657

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27083	SFR	521	06/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1420/0957	9/24/2020	WD	Q	I	01	145,500
GRANTOR: JOSEPH J & SUSAN T BR						
GRANTEE: ROBERT L & RAMONA F						
1316/1193	6/06/2016	WD	Q	I	01	112,500
GRANTOR: DALLAS L & ERIN B SAP						
GRANTEE: JOSEPH J & SUSAN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S30 E13 FOP= E15 N6 W15 S6$ N6 E15 S6 E15 N3 FCP= E12 N20 W12 S20$ N20 E4 UST= E8 N7 W8 S7$ N7 $.

LAND DESCRIPTION

TOTAL OB/XF 3,060

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	0100	C	SFR	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: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS