

LOT 25 MAGNOLIA HILLS S/D.  
805-1554, 959-121, 980-1850, WD

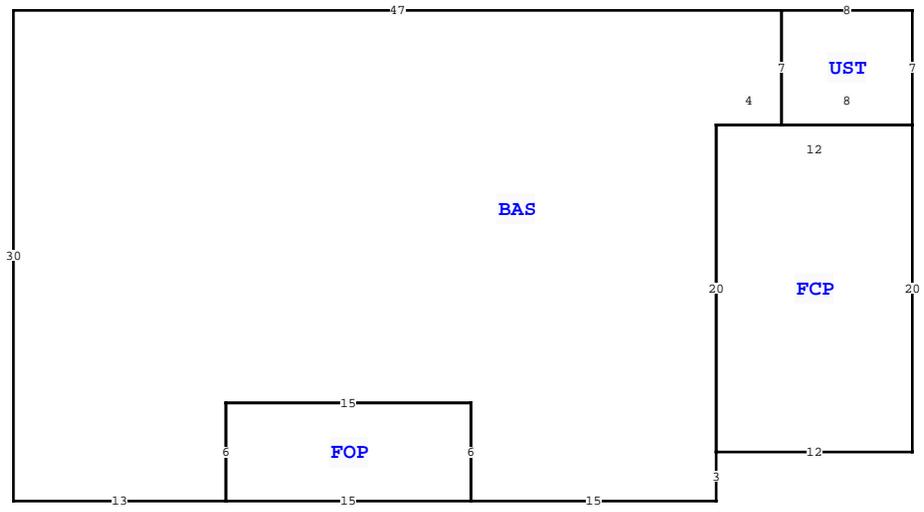
SANDERS ROBERT L/SANDERS RAMONA FAYE  
165 NW BILLYE PL  
LAKE CITY, FL 32055

**2026**

28-3S-16-02377-125

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 Floor	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 Units	05	CONV 100 0 100

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	131.62	176,371	2009	2009	0	0	20.00	80.00		
1 SINGLE FAM 0% - 2021 Heated Area: 1228 HX Base Yr													



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	129,303
FCP	240	25		60	6,318
FOP	90	30		27	2,843
UST	56	45		25	2,633
TOTALS	1,614			1,340	141,097

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			141,097
TOTAL MARKET OB/XF VALUE			3,060
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			166,657
SOH/AGL Deduction			0
ASSESSED VALUE			166,657
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			166,657
TOTAL JUST VALUE			166,657
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,861
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	Q	I	01	145,500
GRANTOR: JOSEPH J & SUSAN T BR						
GRANTEE: ROBERT L & RAMONA F						
1316/1193	6/06/2016	WD Q	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 \$.													

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

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	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							