LOT 26 MAGNOLIA HILLS S/D.
805-1554, WD 959-121, WD 980-185

KELLY CLARA DENISE
422 NW LAMAR PL
LAKE CITY, FL 32055

2026

28-3S-16-02377-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

137 NW BILLYE PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,625
TOTAL MARKET VALUE	14,625
SOH/AGL Deduction	1,398
ASSESSED VALUE	13,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,227
TOTAL JUST VALUE	14,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,025

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1478/2066	10/27/2022	WD	Q	V	01	12,000
GRANTOR: BENONI LANDS LLC						
GRANTEE: KELLY CLARA DENISE						
1440/491	5/26/2021	WD	Q	V	05	18,000
GRANTOR: WARD HENRY MATTOX III						
GRANTEE: BENONI LANDS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.65	22,500.00	14,625.00	14,625							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.50 Total Land Value: 14,625 Market: 0 Agricultural: 0 Common: 14,625 PRINTED 06/08/2026 BY SYS