

LOT 27 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

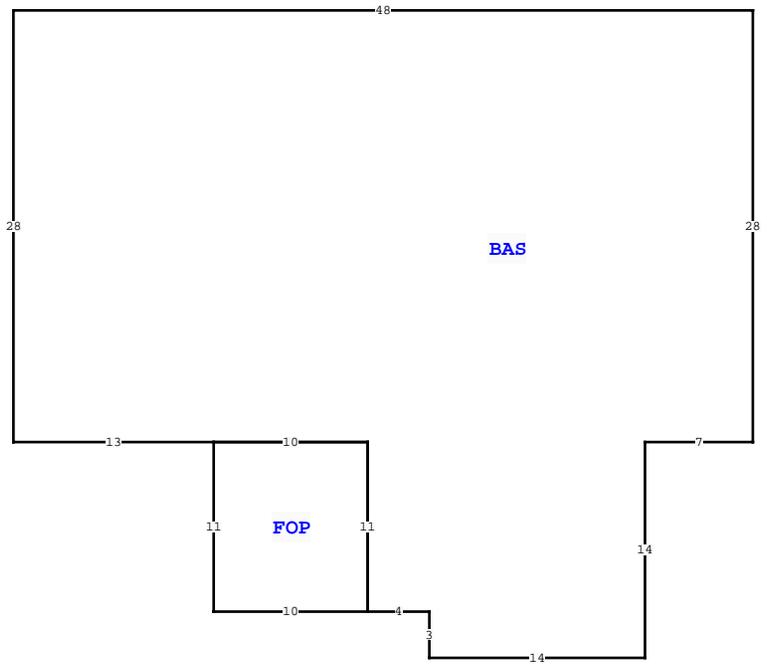
TYNDA ARIEL/TYNDA NICHOLAS
177 NW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-127
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	70
Interior Floor	14	CARPET	30
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.060 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,584	100	
FOP	110	30	
TOTALS	1,694		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MODULAR	1	100%	- 2020								
Heated Area: 1584					HX Base Yr 2020							



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			135,586	
TOTAL MARKET OB/XF VALUE			8,200	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			166,286	
SOH/AGL Deduction			49,720	
ASSESSED VALUE			116,566	
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE			65,155	
TOTAL JUST VALUE			166,286	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			164,439	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054597	Roof Replacement	9,000	12/01/2025
22811	M H	425	03/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/2705	12/10/2019	WD	Q	I	01	135,900
GRANTOR: WALTER III & ASHLEY R						
GRANTEE: ARIEL & NICHOLAS TY						
1307/0961	12/31/2015	WD	Q	I	01	108,000
GRANTOR: APRIL F HUNTZBERRY						
GRANTEE: WALTER ROACH 111 &						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0120	CLFENCE	4	0	100	0	0	0	0.00	0.00	100	2014
2	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	0.00	100	2017
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	7,000.00	100	

TOTAL OB/XF													
												8,200	
177 NW KATELYN WAY, LAKE CITY													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S28 E13 FOP= S11 E10 N11 W10\$ E10 S11 E4 S3 E14 N14 E7 N28\$.												

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								