LOT 30 MAGNOLIA HILLS S/D.

805-1554, 898-2365, 2366, 910-29

WEST CRYSTAL/WEST WANDA M
299 NW KATELYN WAY
LAKE CITY, FL 32055

2027

28-3S-16-02377-130

BUILDING CHARACTERISTICS

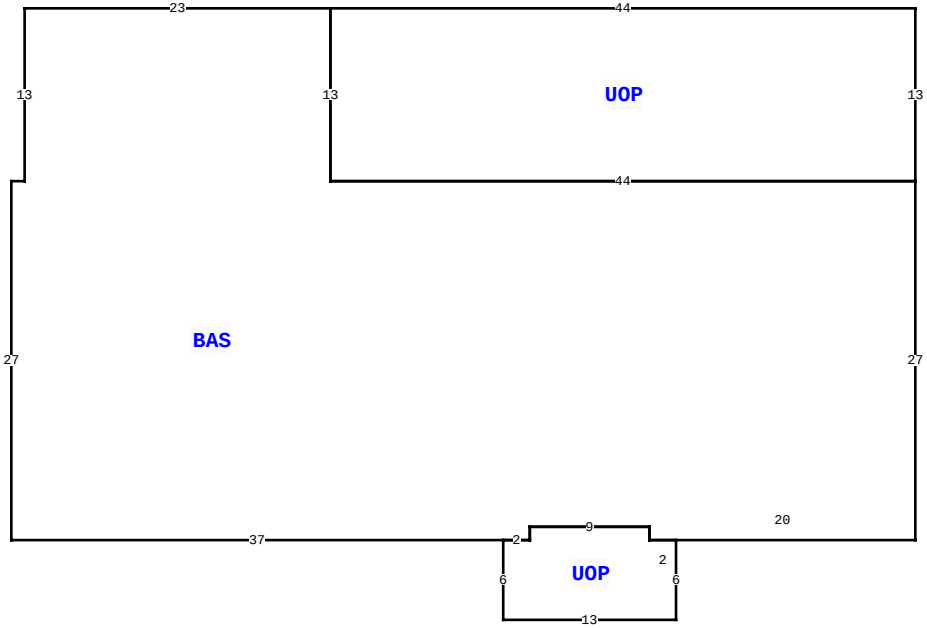
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	2,126	100		2,126	59,137
UOP	87	25		22	612
UOP	572	25		143	3,978
TOTALS	2,785			2,291	63,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,291	115.9000	69.54	159,316	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 2126 HX Base Yr



299 NW KATELYN WAY, 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
1	0296	SHED METAL	0	0	18	24	432.00	UT	12.00	12.00	100	2007	2007	3	100	5,184	
2	0130	CLFENCE 5	0	0	0	0	260.00	UT	8.50	8.50	100	2007	2007	3	100	2,210	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	63,726
TOTAL MARKET OB/XF VALUE	14,394
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	100,620
SOH/AGL Deduction	0
ASSESSED VALUE	100,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,620
TOTAL JUST VALUE	100,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13440	M H	125	12/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2035	8/11/2023	QC	U	I	11	100
GRANTOR: WEST FRANKLIN E						
GRANTEE: WEST CRYSTAL						
1296/0020	6/09/2015	LE	U	I	14	100
GRANTOR: FRANKLIN E WEST (UNRE						
GRANTEE: FRANKLIN E WEST (RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 N13 W23 S13 W1 S27 E37 UOP= S6 E13 N6 W2 N1 W9 S1 W2$ E2 N1 E9 S1 E20 N27$ UOP= N13 W44 S13 E44$.

LAND DESCRIPTION

TOTAL OB/XF 14,394

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 08/23/2018 BY BC Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS