LOT 32 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

CHPM1, LLC
944 SW HOPE HENRY RD
LAKE CITY, FL 32024

2026

28-3S-16-02377-132

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

312 NW KATELYN WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	22,500
SOH/AGL Deduction	8,812
ASSESSED VALUE	13,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,688
TOTAL JUST VALUE	22,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,500

LAND:1:1: 0.69 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/2227	3/24/2026	WD	Q	V	01	29,000
GRANTOR: TESTER ADRIAN J						
GRANTEE: CHPM1, LLC						
1073/1782	2/01/2006	WD	Q	V		34,000
GRANTOR: HAIR						
GRANTEE: ADRIAN AND SHANNON						

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	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.72 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 07/07/2026 BY SYS