

LOT 33 MAGNOLIA HILLS S/D.
805-1554, 959-121, 980-1850, WD

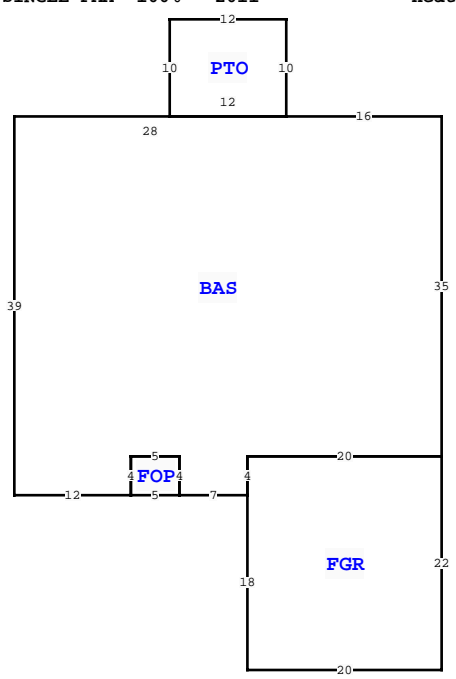
GANSER JOSEPH/GANSER JENNIFER
298 NW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-133

| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 80 |
| Interior Floor | 15 | HARDTILE 20 |
| 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 |
| Architectural | 05 | CONV 100 |
| Units | | 0 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-----------------------------------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 1 | SINGLE FAM | 100% | - 2011 | | | | | | | | | Heated Area: 1616 HX Base Yr 2011 | | |



| 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 | 1,616 | 100 | | 1,616 | 164,063 |
| FGR | 440 | 55 | | 242 | 24,569 |
| FOP | 20 | 30 | | 6 | 609 |
| PTO | 120 | 5 | | 6 | 609 |
| TOTALS | 2,196 | | | 1,870 | 189,850 |

298 NW KATELYN WAY, LAKE CITY

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

| 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 | 100 | 0 | 0 | | | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 3,399 | |

| TOTAL OB/XF | | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,399 | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|----------|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | 189,850 | | |
| TOTAL MARKET OB/XF VALUE | | 3,399 | | |
| TOTAL LAND VALUE - MARKET | | 22,500 | | |
| TOTAL MARKET VALUE | | 215,749 | | |
| SOH/AGL Deduction | | 80,574 | | |
| ASSESSED VALUE | | 135,175 | | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | | |
| BASE TAXABLE VALUE | | 83,764 | | |
| TOTAL JUST VALUE | | 215,749 | | |
| NCON VALUE | | 0 | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | 214,065 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 25123 | SFR | 526 | 10/16/2006 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1192/1724 | 3/09/2010 | WD Q | I | 01 | | 114,000 |
| GRANTOR: US BANK NATIONAL ASSO | | | | | | |
| GRANTEE: JOSEPH & JENNIFER G | | | | | | |
| 1179/0039 | 8/13/2009 | CT U | I | 11 | | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: US BANK NATIONAL AS | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |

BUILDING DIMENSIONS
BAS= W16 PTO= N10 W12 S10 E12\$ W28 S39 E12 FOP= E5 N4 W5 S4\$ N4 E5 S4 E7 FGR= S18 E20 N22 W20 S4\$ N4 E20 N35\$.