

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

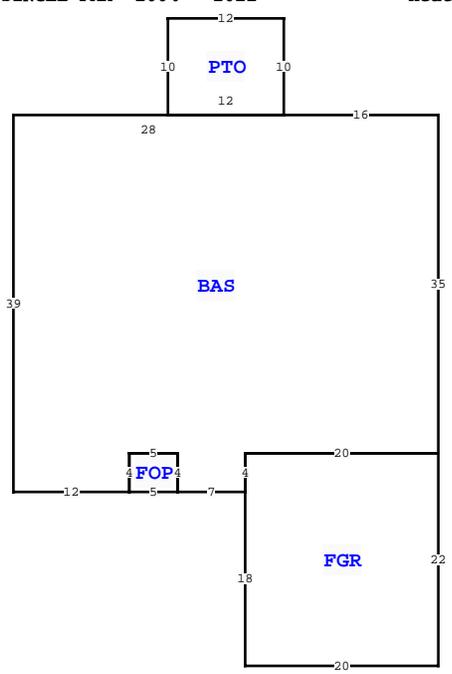
GANSER JOSEPH/GANSER JENNIFER
298 NW KATELYN WAY
LAKE CITY, FL 32055

2026

28-3S-16-02377-133


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architectual	05	CONV	100
Units		0	100
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
BAS	1,616	100	
FGR	440	55	
FOP	20	30	
PTO	120	5	
TOTALS	2,196		

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



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				193,239		
TOTAL MARKET OB/XF VALUE				3,399		
TOTAL LAND VALUE - MARKET				22,500		
TOTAL MARKET VALUE				219,138		
SOH/AGL Deduction				83,963		
ASSESSED VALUE				135,175		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				83,764		
TOTAL JUST VALUE				219,138		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				214,065		
LAND:1:1: 0.50 AC						
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\$.						

EXTRA FEATURES														BLD DATE		LGL DATE		
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	LAND DATE	AG DATE
1	0166	CONC,PAVMT	0	100	0	0			3.00	100	2007	2007	3	100	3,399		04/14/2026	MLU

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	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							